

# **Legislative Governmental Mall Commission**

## ***Annual Report***

December 31, 2001

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October, 2001

The Honorable Jane D. Hull  
Governor, State of Arizona  
1700 West Washington  
Phoenix, AZ 85007

The Honorable James Weiers  
Speaker of the House of Representatives  
1700 West Washington  
Phoenix, AZ 85007

Ms. Gladys Ann Wells  
Director of the State Library, Archives  
& Public Records  
1700 West Washington  
Phoenix, AZ 85007

Dear Governor Hull, Speaker Weiers, and Director Wells:

The Joint Legislative Committee on Federal Mandates is required to review the activities of Congress and the federal government, including court rulings, laws, regulations and other actions that may require this State to comply with any federal mandate and to take any action necessary to protect this State's constitutional rights and sovereignty against federal mandates.

The Committee is required to make recommendations to the Governor, the Speaker of the House of Representatives and the President of the Senate as to whether this State should participate in the federal mandates the Committee reviewed during the year, however, the Committee did not meet in 2001. Please accept this letter in lieu of the annual report to be submitted on or before December 31, 2001.

Sincerely,

Randall Gnant  
President  
Arizona State Senate

# **Government Mall Commission 2001 Annual Report**



## **Background**

The Legislative Government Mall Commission was established by Laws 1985, Chapter 23, to provide a mechanism for the orderly and beneficial development of the Governmental Mall area, while promoting the interest and welfare of Arizona. Laws 1995, Chapter 70, modified the boundaries of the Governmental Mall area, reviewed the membership of the Commission and outlined the procedures for establishing monuments and memorials within the boundaries of Wesley Bolin Plaza and the Governmental Mall.

The current boundaries of the Governmental Mall include a western boundary of 19<sup>th</sup> Avenue, a northern boundary of all lots abutting Van Buren Street, an eastern boundary of Seventh Avenue and a southern boundary of the Harrison Street Alignment.

The State of Arizona Capitol complex dominates the Governmental Mall. Land uses within the Mall are varied and include: offices, parking, commercial, industrial, warehouse, museums, open space, residential, and social services.

As directed by State law, the Commission reviewed development plans and initiated an intensive planning effort for the area. The result of this effort was the adoption of the Governmental Mall Urban Design Plan in June of 1989. In accordance with statutory changes, the Commission began the revision of the Governmental Mall Urban Design Plan in 1996 and adopted the updated and re-named Capitol District Development Guidelines in 1998. The purpose of the Development Guidelines is to:

-  Present the public with the expectations of the Commission in reviewing future development proposals.
-  To establish criteria for the review and approval of development proposals.

## **Membership**

The 2001 Governmental Mall Commission was comprised of the following members:

Thomas Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
J. Elliott Hibbs









Norman Hintz  
Donald Keuth Jr.  
William McMullen  
Joy Rich  
David Richert  
Polly Rosenbaum

## Meetings

In 2001, the Commission held meetings (minutes attached) as follows:

January 31  
February 21  
April 18  
June 20  
July 18 (meeting was canceled)  
August 15  
September 19  
October 17

## Summary of Issues

-  Many Believe the most important event during the year 2001 was a House Bill Honoring Polly Rosenbaum who is a member of our commission.
-  Reactive or Proactive (January 2001) – There was much discussion on whether the commission should be out leading in a proactive way or to just react- which seems to be what has happened in the past. The consensus was the commission needed to lead out.
-  Project Updates. (February 2001) – The Commission was given an update on the ADOA (Arizona Department of Administration) and the ADEQ (Arizona Department of Environmental Quality) projects. They also discussed strategies to be proactive in accomplishing their goals.
-  Goals of the Commission (April 2001) – Much of the meeting was spent discussing the goals that had been discussed at the February meeting.
-  Gateway Campus (April 2001) – This project is within the Governmental Mall area. It is anchored by St Vincent de Paul. It is a project to help “homeless persons” find help in one central place.
-  Gateway Campus, Maricopa County Human Services Report (June 2001) Supervisor Wilcox and many others spoken pro and con on this Campus. The Commission did not take a position at this meeting.
-  Updates on the PLATO I & II and Gateway Campus (August 2001) – The commission was briefed on the ADEQ and ADOA progress and discussed the Gateway Campus but still did not give a stamp of approval.
-  Update on Gateway Campus (September 2001) – The Commission heard testimony from Supervisor Brewer in support of the Gateway Campus. The Commission approved conceptually the design for the buildings at Gateway Campus..



Review of Master Plan and Letter of Support for Building Renewal Funds

(October 2001) – There was much discussion on the Goals of the Commissions' Master Plan. A motion was made and passed to send a letter to the President of the Senate and the Speaker of the House requesting their help in getting adequate funding for Building Renewal for all State buildings not just those in the Mall area.

SPEAKER JAMES P. WEIERS  
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LEGISLATIVE DISTRICT 16

LEGISLATIVE COUNCIL

JOINT LEGISLATIVE TAX  
COMMITTEE

JOINT LEGISLATIVE AUDIT  
COMMITTEE

## Arizona House of Representatives

Phoenix, Arizona 85007

September 20, 2001

Mrs. Polly Rosenbaum  
115 East Palm Lane, Apartment A  
Phoenix, Arizona 85004

Dear Mrs. Rosenbaum:

I am pleased to inform you that pursuant to Laws 2001, Chapter 317, I am re-appointing you to serve as a member of the Legislative Governmental Mall Commission.

The purpose of the committee is to (1) develop, maintain, and amend, as necessary, a long-range general plan for the development of the governmental mall; (2) encourage public agencies to enter into intergovernmental agreements or contracts as necessary to implement the general plan; (3) review and approve or disapprove in writing requests for permission to develop structures or sites or award construction contracts for new buildings or improvements within the governmental mall; (4) review all planning activities within the governmental mall boundaries; and (5) publish an annual report on the issues brought before the commission and its recommendations.

The members of the committee are:

Senator Smith, Advisory Member

Representative Voss, Advisory Member

Mr. LeRoy Brady, Historical Advisory Commission

Mr. John Clements, C/O Infinity Outdoor

Mr. J. Elliott Hibbs, Director, Department of Administration

Mr. Norman Hintz, Maricopa County Director for Facilities Management

Mr. Donald Keuth Jr., President, Phoenix Community Alliance

Mr. Thomas Knapp, TRK Architecture

Mr. William McMullen

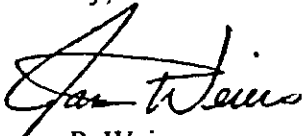
Ms. Joy Rich, Maricopa County

Mr. David Richert, Director, Planning Department, City of Phoenix

Mrs. Polly Rosenbaum

Thank you for your willingness to serve on this committee.

Sincerely,

A handwritten signature in black ink, appearing to read "James P. Weiers". The signature is fluid and cursive, with a large initial "J" and "W".

James P. Weiers  
Speaker of the House

cc: Randall Gnant, President of the Senate  
Victoria Clark, Senate Assistant Director of Operations  
Kenneth D. Chevront, House Democratic Leader  
John Halikowski, House Research Director

# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE:** Wednesday, January 31, 2001

**TIME:** 3:30 p.m.

**PLACE:** House Hearing Room 3

### **AGENDA**

1. Call to Order
2. Reactive or Proactive - if proactive, what is our top priority?
3. Set next meeting for Wednesday, February 21, 2001, 3:30 p.m.
4. Other Items for Discussion
5. Public Testimony
6. Adjourn

Order of agenda items to be set by the Chairman.

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Joy Rich  
Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
David Richert  
Polly Rosenbaum

d  
3/25/2002

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## ARIZONA STATE LEGISLATURE

### LEGISLATIVE GOVERNMENTAL MALL COMMISSION

Minutes of the Meeting  
Wednesday, January 31, 2001 - 3:30 P.M.  
House Hearing Room 3

**Members Present:**

Tom Knapp, Chair  
Senator Tom Smith  
David Richert

William McMullen  
Norman Hintz  
(Bob Teal) in place of Elliott Hibbs

**Members Absent:**

Representative Roberta Voss  
Leroy Brady  
Elliott Hibbs  
Joy Rich

John Clements  
Polly Rosenbaum  
Donald P. Keuth, Jr.

**Staff:**

Larry Chesley, House Research Analyst  
Loida Grijalva, House Intern

**Tape 1, Side A****OPENING REMARKS**

Chairman Knapp called the meeting to order at 3:38 p.m. and attendance was noted. He indicated that Senator Smith would be attending the meeting later to provide input. In the meantime, he suggested that the Commission discuss the issue regarding whether to be reactive or proactive with respect to meetings. He commented that there should be definitive dates when the Commission meets during the year. Discussion took place regarding the day of the week and place to meet. Chairman Knapp explained the meaning of reactive and proactive. He pointed out that notebooks were prepared for members outlining the various projects and ideas, and the relative importance.

Mr. McMullen stated that if proactive means regular meetings and participation, he believes that the Commission should have some continuity.

Mr. Hintz stated he believes the Commission has to be both proactive and reactive, and that there are opportunities for both.

Mr. Richert commented he believes the 17<sup>th</sup> Street project is one of the best improvements in recent years, and feels efforts should be made to do more of that type

of project by obtaining grants and the necessary funds. He stated that the Commission should be using the supporting neighborhoods as part of the process by providing ideas to accomplish similar goals. He said as projects come forward, there will be an understanding that the approach is proactive regarding streetscapes and public grounds versus private enterprise. He remarked that he believes regular meetings should be the focus of the Commission, rather than only quarterly or less frequent.

Mr. Teal commented that a model master plan has been prepared for the area. He said this Commission has a great opportunity to try to help others understand that there is a master plan and that there are good things being accomplished. He stated that he would recommend that the Commission be proactive in promoting the idea that there is a master plan and that there is communication between city, county and state personnel recognizing the direction of this Commission.

Chairman Knapp stated that on his way to the meeting, he was pleased to see all the improvements being undertaken in the area. He referred to the Maricopa Association of Governments (MAG) pedestrian study. He noted that 17<sup>th</sup> Avenue was a part of that study, to which an Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) grant was allocated. He commented that the connectivity of those elements becomes even more important. He indicated a study has been conducted for expansion of Wesley Bolin Plaza, which includes connectivity to the Department of Administration (DOA) building across the street. He stated that he felt the Commission should be proactive in trying to determine whether that study makes sense, and to try to find out if there are more ISTEA opportunities for projects.

Mr. Teal stated he would like to hear comments by Mr. Brand.

**Tim Brand, DOA**, stated that the State was fortunate to obtain the ISTEA grant for 17<sup>th</sup> Avenue, which was a State highway project. He said the 17<sup>th</sup> Avenue project was a feasible element. He indicated that the State will be competing with the City of Phoenix in any future similar pedestrian projects. He said the emphasis will be to concentrate on the East side of the government complex. He commented that he is very much impressed with the Commission's stance on being proactive, and explained the procedures involved with implementing projects.

Mr. Richert stated that his impression of proactive is that the Commission could be part of the decision-making process. He said that people in the downtown community envision the government mall projects as an extension of downtown. Therefore, that sector will make an effort to ensure the mall area is safe and attractive. He said the transition to the west is also important.

Mr. Brand explained the master plan and the proposed buildings.

Mr. McMullen stated he believes it is within the charter of the Commission to influence the plan. He indicated that once the project is enacted and decided, the Commission will not have much ability to make changes. However, prior to that time the Commission

has an opportunity in the planning itself and the master plan, which ultimately leads to the funding of projects.

Senator Smith arrived and Mr. Knapp brought him up to date regarding the discussions on whether the Commission should be proactive or reactive. He said most of the Commission members feel that there is an opportunity to be proactive in the planning process and a responsibility to meet on a regular basis. Mr. Knapp asked Senator Smith whether the Commission should be doing something along the lines of advising key Legislators that there is a master plan designed for the mall area. Mr. Teal commented the timeline is projected over a ten-year period for the project. Mr. Knapp asked whether the priorities relate to the development of new structures. He referred to the MAG study and the connectivity of the structures, and suggested perhaps funding could be obtained from the State.

Senator Smith stated he has served on the Commission for eleven years. He noted that three years ago he submitted a bill to abolish the Capitol Mall Commission because nothing was being done due to lack of authority. He explained that various leaders met and it was decided that the Commission would not be abolished. Senator Smith commented that he believes the Commission has a very important function in the development of the capitol mall area. He said he believes the Commission has the ability to approach the Governor and the Appropriations Committee to seek support. He said that DOA should keep the Commission informed on activities, and the Commission in turn could talk to the appropriate individuals. He noted if the Commission does not favor the lease purchasing arrangement, then it should advise DOA to that effect. He commented that the Commission needs to understand that DOA has no constituency for the building of structures or funding for building repairs. He added that discussions have taken place on that issue, but the funds for those projects are appropriated through the general fund. He indicated that approval was granted by the Appropriations Committee to fund the building renewal formula at 100%. He discussed the Privatized Lease to Own (PLTO) legislation.

Senator Smith stated that the Commission may not be well known to all Legislators, and he believes it would be a good idea to identify the mission. He said it would probably be appropriate to have two or three members meet with the President of the Senate, the Speaker of the House, and the Chair of the Appropriations Committee to explain the purpose of the Commission.

Mr. Knapp commented that the February agenda includes reviewing projects and establishing priorities. He said a March meeting could include an open house in the historic state capitol building along with a meeting to outline a master plan and priorities.

Senator Smith suggested it might be better to set appointments with Legislators. He said perhaps a five-minute presentation could be made regarding the Commission's projects to a captive audience at certain committee meetings. He commented that this activity should be presented to Legislators this year by early March, and then presented

again next year. He suggested sending Legislators a one-page memorandum including information regarding the Commission.

Mr. Hintz stated that recently Senator Smith chaired a committee to extend the mall. He said a motion was made that included language to the effect that the State should work with other governmental agencies to relocate the homeless facilities. He asked whether the Commission could make a difference in making that happen. Senator Smith responded he will check on the status of that particular bill. He commented that the Phoenix Community Alliance is very heavily involved with the homeless, and that it is supporting the Commission on redeveloping the capitol mall area. He noted three or four homeless organizations are involved in that activity. He commented that he has a letter from Marty Schultz regarding obtaining funds to help move the homeless. He said he would check on that issue and report back to the Commission.

Mr. Knapp stated he believes it involves a city bond project that will be voted on March 16. Mr. Richert commented there are funds included to discuss those issues, but the problem is that a home is needed for relocation. He said it originally was intended to be an interim situation in 1989, but has since become permanent.

Senator Smith remarked he believes that issue involved a campus including drug and alcohol rehabilitation programs as well as educational programs in order to retrain the homeless to get back into society. He noted the problem at the time was the lack of available funds.

Mr. Richert stated it is the responsibility of everyone to help the homeless. He referred to a former cannery facility in San Diego, which was turned into a homeless shelter. He commented it is a wonderful example of the type of situation that could happen in Phoenix. He said there is a similar facility in San Francisco.

Senator Smith stated a legislative committee is working on the homeless situation. He noted committees have done a tremendous amount of work on this issue in the past. Mr. Knapp commented that the Phoenix Community Alliance previously put together a strategic plan dealing with the homeless. He suggested that perhaps at the next meeting a list could be developed to include all the projects and establish priorities. He said the Commission would be better served to assist in the projects already created than to create a new plan. He said he does not believe the Commission intends to create competition with any entities, but rather to help coordinate those activities already underway. He suggested forwarding any ideas by email in order to be prepared and organized for the next meeting. He stated that representatives from the homeless shelters could be invited to explain their position.

Senator Smith commented there were discussions that occurred regarding released prisoners. He said at the last meeting he attended, the Department of Corrections (DOC) indicated it is working to help released prisoners be better prepared to enter society. He said another group is being formed that will help to provide education and supervision to released prisoners. He said the issue has been studied, and now is the

time to take some action. He indicated he would call Marty Schultz and report back to Lucky Chesley.

Mr. Knapp stated another issue is to attempt to create an honorarium for Polly Rosenbaum. She would be eligible to participate in any meetings, but then another representative could be selected in order to complete the quorum. Mr. Chesley said he would look into that issue.

Mr. Knapp said the Phoenix Community Alliance concentrates more on goals, whereas the Commission's job is to focus on projects.

Mr. Knapp announced the next meeting is scheduled for Wednesday, February 21, at 3:30 p.m.

Mr. Brand commented there are two proposed bills being introduced. One bill is SB 1051, which will allow DOA to begin development of the Department of Health Services (DHS) office building. A second bill, SB 1118, involves the DOA ten-year master plan. He said it calls for development of PLTO library and archives on the other side of 19<sup>th</sup> Avenue. Mr. Knapp asked whether the DHS facility is a PLTO building. Mr. Brand responded that is correct. He said a master plan was created for the entire block and explained the proposal. Mr. Knapp asked whether schematics will be presented to the Commission next month. Mr. Brand replied the plan is to wait to see how the legislation evolves before proceeding.

There being no further business, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,



Nancy L. DeMichele  
Committee Secretary

(Tapes and attachments on file in the Secretary of the Senate's Office/Resource Center, Room 113.)



# Arizona House of Representatives House Majority Research MEMORANDUM

Larry Chesley  
Legislative Research Analyst  
(602) 542-5299

1700 W. Washington  
Phoenix, AZ 85007-2848  
FAX (602) 542-4511

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**To:** Legislative Governmental Mall Commission

**Re:** Meeting Times

**Date:** January 17, 2001

Last year during the interim between sessions we had our meetings on the 3rd Tuesday from 3:30 to about 5 PM. Since we are now in session and standing committees take precedent over all other meetings Tuesdays won't work, we can not find a room. Thursdays would be the best day to have the meeting as far as room availability is concerned but we could probably do it on Wednesdays. The third week is still OK. Please let me know your feelings on the day.

Please call and let me know. If I am not in please leave a message.

602-542-5299

Lucky

# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE:** Wednesday, February 21, 2001

**TIME:** 3:30 p.m.

**PLACE:** House Hearing Room 3

### **AGENDA**

1. Call to Order
2. Update on PLATO projects
3. Prioritize those projects and planning goals
4. Establish strategies to be proactive in accomplishing those goals
5. Other Items for Discussion
6. Public Testimony
7. Adjourn

Order of agenda items to be set by the Chairman.

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Joy Rich  
Elliott Hibbs  
Norman Hintz  
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lc  
3/25/2002

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ARIZONA HOUSE OF REPRESENTATIVES  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL  
MALL COMMISSION**

Minutes of Meeting  
Wednesday, February 21, 2001  
House Hearing Room 3 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:30 p.m. and attendance was noted by the secretary.

**Members Present**

William McMullen  
Bob Teel (for Elliott Hibbs)  
Norman Hintz  
Donald Keuth, Jr.  
Tom Knapp, Chairman

**Speakers Present**

Larry Chesley, Majority Research Analyst  
Mike Wirtanen, Project Architect, Opus West Corporation  
Roger Berna, Planning Manager, Arizona Department of Administration (ADOA)

Larry Chesley, Majority Research Analyst, asked whether there is a monument for murdered children in Wesley Bolin Plaza. He said he was approached and asked the question. When he replied in the negative, the individual insisted there was such a monument. Chairman Knapp stated that Mr. Chesley is correct; there is no such monument in Wesley Bolin.

**PRESENTATIONS:**

Mike Wiranen, Project Architect, Opus West Corporation, updated the Committee on the two projects that had their groundbreaking earlier in the day.

Mr. Wiranen said the Arizona Department of Administration (ADOA) project is a four-story, 185,000 square office building off the Capital Mall, between 15<sup>th</sup> Avenue and off Washington. He distributed a rendering anticipated to be the final version (Attachment 1). The building has a dark concrete base with the lighter recast on the upper three stories, and a glass rotunda facing the Mall. On the northeast corner, there is another arcade entryway which will be the entryway for employees from the parking structure. The parking structure is the gray structure in the rendering. He said the landscaping is still in the concept stage. The development has been



restricted by the fiber-optic utilities running down the old Adams right-of-way. The parking lot to the east of the building is now incorporated in the overall project. The building's address will be on 15<sup>th</sup> Avenue, so the front doors will be on the northeast corner of the building.

Chairman Knapp referred to the minutes of the September 19 meeting and asked whether members' concerns have been addressed.

Mr. Keuth asked when the actual construction project will be started. Mr. Wiranen said that both projects are in for permitting at the City. He said they anticipate getting a site permit which will allow them to start doing the excavation within the next two or three weeks. He said all the rezoning processes have been gone through, they have all the approvals from the City Council, and variances have been approved.

Mr. Keuth asked whether the garage is pre-cast, and whether there is intent to get the garage up early for parking, or will it all open at the same time. Mr. Wiranen said the intent is to open the garage at the same time as the office building in June or July 2002.

Mr. Hintz asked Mr. Wiranen to describe the front entrance. Mr. Wiranen said the front area will be a landscaped courtyard area. The main entrance to the parking is on the extreme southeast corner. Mr. Hintz said he recalls that a pedestrian could actually enter from the southwest from Washington. Mr. Hintz thanked the Opus folks for spending time with him and addressing his concerns.

Chairman Knapp said he believes the site plan and elevations are substantially the same that the committee looked at last September. Mr. Wiranen agreed that they are essentially the same. He said the texture of the concrete, colors and landscaping have been refined.

Mr. Wiranen discussed the Arizona Department of Environmental Quality (ADEQ) project. He informed members that Opus has gone through the zoning hearings, abandonment processes, submitted for permit for site utility work that needs to occur to serve the existing Evans House, applied for the site grading and drainage plan, and applied for foundation permits. The concept for the landscaping on 11<sup>th</sup> Avenue, from Adams to Washington, has changed slightly to have a streetscape type of a theme, with a median down the center with asphalt paving, and street lighting along that. He said the view corridor, which was a concern of this committee, from the north of 11<sup>th</sup> Avenue through the site to the existing library to the south, has been preserved. The masonry has been defined from the original renderings. The lower two levels will be a masonry unit to bring in the character of the Evans House and the library. The parking structure was designed to emulate the design of the office structures. Canopies have been added in the same terra cotta color.

Chairman Knapp asked whether the awnings are indicative that the first floor will be retail, or whether that is strictly façade. Mr. Wiranen said it is for sun protection. He said the north portion will be laboratory space for ADEQ, and the south portion will be a cafeteria. He said he hopes that will spill out for some sidewalk eating.

Mr. Teel said the State has some real challenges statutorily with putting retail in buildings. It is something ADOA will look at later on.

Chairman Knapp said the cafeteria space on the first floor of the parking garage satisfies the goal of trying to humanize these large structures and have some pedestrian activity and interest.

Mr. Hintz mentioned that it does not have to be retail, but does have to be pedestrian-oriented, which is the intent of the City's code.

Mr. McMullen asked whether retail means cafeteria or small restaurants. Chairman Knapp said he would have to check to see whether retail is actually in the current district development guidelines. He said he believes it is getting some pedestrian activity down there as opposed to building parking garages solely for parking cars. Mr. McMullen said it seems to make sense to have some eating facilities there.

Mr. Teel mentioned that State employees have the desire for more services close by, such as barber shops, cleaners, etc. This is one of the initiatives ADOA put forward to see whether there could be some retail space in the Mall area to provide those kind of services.

Mr. Keuth said that other things have to happen before that type of thing can become workable, with both the State's efforts and the County's efforts. He thinks something will happen in the not too distant future.

Mr. Hintz queried what the brick will look like. The rendering does a good job of showing the blend between the new buildings and the Evans House. Mr. Wiranen said the brick on the Evans House is a different size and has been painted several times. The intent is to make the brick compatible with the Evans House.

Chairman Knapp brought up an issue of traffic flow out of the parking garage, specifically the ADEQ building, as related to cutting through the residential neighborhood. Mr. Wiranen said that issue has been addressed with neighborhood groups and the City's Traffic Department. The main employees' entrance to the parking structure is along 10<sup>th</sup> Avenue. The general public will enter from Washington Street. If traffic continues on 10<sup>th</sup> Avenue, which is very narrow, other things can be done to make access into the northern neighborhood off of 10<sup>th</sup> Avenue rather difficult. He said he will continue to work with the Traffic Department.

Mr. Wiranen advised that the City of Phoenix has requested minutes of the meeting stating basically that the committee is in agreement with Opus going forward on designs, etc. He asked that the minutes be sent to him.

Chairman Knapp asked whether the City is actually asking for approval of this group as to the design development. Mr. Wiranen said it is the Developmental Services portion of the City that wants to make sure this group is in agreement with the method and way Opus is going forward with the project, and within the agreement of the Capital Mall guidelines.

**Mr. Teel moved, seconded by Mr. Keuth, that the Committee is happy with what it has seen so far. The motion carried.**

Roger Berna, Planning Manager, Arizona Department of Administration (ADOA), reviewed ADOA's broad priorities in terms of master planning for the Capital Mall (Attachment 3). He said the Department wants to use this as a tool to guide it in its decision making. Priorities include: master plan, annual building renewal, discretionary acquisition fund, construction of new facilities, development by the private sector, and coordination with other entities in the development of plans. He said these are essentially ADOA's priorities of what it wants to accomplish in the next ten years.

Chairman Knapp asked members if anything was missed in the ADOA plan to insure that all potential projects are captured.

Mr. Keuth mentioned that Arizona Department of Transportation (ADOT) was looking to build a new building as part of their complex. He said he understands they do not use ADOT's funding stream, and asked if there is anything new to report. Mr. Teel said Mr. Burna can address that issue. Chairman Knapp said that issue can be discussed at a later time.

Mr. Keuth said he understands a new proposal was submitted to the Phoenix Community Economic Development Department relating to the Gracecourt School site. Three responses were received when a Request for Proposal was issued last year. All three were rejected because of the issue of demo permits; however, one has come back with a new plan that the City is looking at.

Mr. Keuth related that another City item is the new crime lab, if approved in the bond election. The block between Washington and Adams, between 7<sup>th</sup> and 8<sup>th</sup> Avenues is being considered. Previously they were looking at the block between Washington and Jefferson, between 6<sup>th</sup> and 7<sup>th</sup> Avenues. This was ruled out because in the City's agreement with GSA on the federal courthouse, the area would either be a park, a partial park or a small building, in order to create some green space.

Mr. Keuth advised that there continues to be development of single-family housing in the Capital Mall area. There are a couple of buildings nearing completion. The site on Van Buren has been cleared and fenced for the Legacy bungalows. The groundbreaking is early next month. That will bring about 220 housing units to the area.

Mr. Keuth said he has had some discussion with the City on the new DASH system. Currently, there is service between 11:00 a.m. and 2:00 p.m. He advised that new and bigger buses have been ordered. There have been discussions about doing two loops as opposed to one, as a first step to provide better access to some of the retail areas.

Mr. Keuth said that preliminary discussions have been held to revert Washington Street back to a two-way street. He said this may require the City to do some land acquisition. The prime private sector retail development area would be between 7<sup>th</sup> and 8<sup>th</sup> Avenues, and Washington and Jefferson. This would not only capture employees, but also traffic that is moving on the street not related to the government sector.

Mr. Keuth said that discussions have been held with ADOT relating to the area between 12<sup>th</sup> and 15<sup>th</sup> Avenues on the north side of Adams. He said the City feels that would be a great place to

put in high-density residential housing, such as a townhouse or rowhouse. It would act as a buffer between the State office buildings and historic neighborhoods, and offer some opportunities for housing for State employees.

Mr. Hintz suggested merging number 1 and number 6 of the ADOA priorities, to develop the master plan in coordination between entities. He said he is not sure if the plan is to endorse ADOA's priorities or have the group come up with their own priorities.

Chairman Knapp said his thought is to get everything out on the table and then go back to those things that peak interest that should be high priority.

Mr. Hintz asked whether ADOA is permitted to use the building renewal funding for beautifying and enhancing current facilities and infrastructure. He asked whether the money could be used for new projects and landscaping. Mr. Berna replied that they are only prohibited from spending the money on landscape, and additions and enhancements. He said they can resurface a parking lot but they cannot add to the parking lot, and can replace sidewalks. He advised there is a request in for \$2 million for capital projects to do infrastructure improvements. He said they want to focus on the connection between the ADOA building and the ADEQ building, going down Washington, to create pedestrian enhancements and lighting.

Mr. Hintz commented that the discretionary acquisition fund shows a ten-year plan and a 20-year plan. He suggested that a 30-year plan be included. Mr. Teel commented that there is a greater opportunity for infill on the Mall with a 30-year plan. He said that some of the buildings will be past their useful life by then.

Mr. Hintz asked whether the master plan identifies the construction of new facilities beyond five years. Mr. Berna said he thinks that they can reasonably forecast five years. Beyond that it is quite difficult. ADOA's priority in the next five years will be the water resource and long-term corrections facility. Mr. Hintz said that some day the Capital Mall will join downtown. He said it would be great to come up with a compatible streetscape.

Mr. Hintz recommended adding housing to priority number 5, and adding landscape planning to priority number 6.

Mr. Keuth asked the status of ADOT expansion. Mr. Berna advised that ADOT is not very communicative. He said their long-range plans involve tearing down the old Motor Vehicle Division building, and building another office building and a parking structure.

Mr. Teel suggested that they be asked to come talk to the group.

Mr. McMullen stated that was one of his concerns from the beginning. ADOT does not coordinate with ADOA. He said he thinks ADOT has to be brought into this. Mr. Berna said they are involved in the interagency capital council. In addition, ADOA's chief engineer has to review their building construction projects now.

Mr. McMullen said he feels strongly about private sector involvement. He stated that it would probably have to be made a fairly high priority to expedite the process of figuring out how this

would happen, and then promote it. He said he believes there are some big advantages, such as reduced congestion, one-stop shopping, etc.

Chairman Knapp pointed out there are some projects shown on the planned improvement master plan that are not shown on the current plan, such as Social Services and Education campus. He asked whether there is a change in priorities. Mr. Berna explained that the short-term Corrections building is not worth building because by the time it is built, Corrections will have outgrown it. Mr. Berna stated that with the current administration, there is a new interest in education. He said it is an agency that ADOA needs to monitor for their growth needs. He said they could possibly be candidates for the in-fill building instead of Corrections.

Chairman Knapp pointed out that the Capital Centennial Site project is not on the list. Mr. Berna said that relates to the Legislature. He said he has encouraged Legislative Council to keep the project alive. He said that is legislative property and although ADOA is given the opportunity to maintain it for the Legislature, ADOT does not necessarily have any authority to do anything there.

Chairman Knapp said the one thing this commission has the opportunity to do is to cross those bridges between ADOA, ADOT and legislative property. He said he would like to pick the top five priorities that the group may have an impact on. He said the new health lab will not be a concern. Mr. Berna agreed. He said their funding is going through the Legislature.

Mr. Keuth opined that a top priority is to work with the State, the County, the City and others, as it relates to the human services element. He referred to the letter sent to Rick Collins and Michael Bielecki requesting monies to be placed in this year's budget to help in that regard (Attachment 4). He enumerated the three major components of the human services area: food, shelter and medical facilities, and said all three are in dire straits. This is an opportunity to bring all the parties together

#### TAPE 1, SIDE B

Mr. Keuth said there are providers who are willing to look at alternatives. The Governor's Office and the County have expressed a desire to further this cause.

Chairman Knapp asked whether this is dependent upon the City bond issue. Mr. Keuth said this will be not be solved as long as it is at the staff level. When the Governor, the private sector, the chairman of the County Board of Supervisors, and the chairman of MAG get together, something may get going.

Chairman Knapp asked for specific strategies this group can undertake to promote that.

Mr. Keuth stated support of efforts to provide funding at the State level to support actions that request negotiations between the various levels of government to come to a resolution. He said this group cannot participate in those discussions, but could go on record as supporting those actions to get the right people to the table.

Chairman Knapp stated this group can have an impact on priority number 2 relating to annual building renewal. He mentioned contacting key legislators to support legislation relating to funding 100 percent. Mr. Teel said it is basically a budget issue. Mr. Hintz asserted that the current formula is inadequate. In private practice, two to four percent of building replacement value is allocated for annual maintenance. He said the formula needs to be reworked. Mr. Teel commented that ADOA is at about two percent. If it could be fully funded every year, it will maintain the status quo. The issue is that the formula is a maintenance formula, not a catch-up formula. Mr. Hintz said this might be an area for this group to focus on.

Mr. Keuth commented that if water resources and corrections are the next priorities, there is a need to promote funding for land acquisition. Mr. Berna informed members that ADOA does have a capital request for that acquisition funding in this session. Mr. Teel suggested contacting Senator Tom Smith to update him and solicit his advice on how to proceed.

Chairman Knapp said he believes there is common agreement on infrastructure landscaping common to all areas. Mr. Berna said there is legislation pending for \$2 million over the two-year budget cycle to focus on landscape enhancement, specifically between the ADOA building and the ADEQ building.

Chairman Knapp listed the priorities:

- Common Master Plan
- Human Services
- Building Renewal
- Land Acquisition
- Infrastructure

Mr. McMullen asked whether the group could get some briefing papers with regard to human services. Chairman Knapp agreed that information is needed to decide how to start and how this group will have an impact.

Mr. Chesley pointed out that human service and land acquisition items are connected. If all the interested individuals, such as the Governor, MAG, the Mayor, Board of Supervisors, the Speaker of the House, the Senate President, etc., were to get together, and this group made this item its focus, there is a chance that funding will happen.

Mr. Teel said he believes infrastructure is nice but not necessary. He opined that the first two items are essential for moving ahead.

Mr. Keuth said it is interesting to note that the land ownership map shows that a huge portion of the land is either owned by the County or the City. If you deal with the human services, you open up a lot of acres of land that could be set aside for future expansion, or in some cases traded, to accomplish the goal.

Chairman Knapp queried whether passing the bond alone will solve the problem. Mr. Keuth replied in the negative. He said there are a few major things the State has to take responsibility for: funding for the mental health issues and Corrections' half-way house.

Mr. Hintz stated that he would pick the master plan as the number 1 priority as it will have the greatest effect on the future Mall, and human service as the number 2 priority.

Mr. Keuth said that part of selling human services is having the common master plan to show why you need to do this. He said they should go hand-in-hand.

Mr. Teel concurred with Mr. Keuth. He stated that human service is the crux of the whole thing. Housing and retail will follow. He opined that is preventing developers from coming into the area until there is some resolution to that.

Mr. McMullen said he will go with the same two priorities.

Strategies were discussed.

Chairman Knapp said he will contact ADOT, with the goal of including ADOT in the master plan. It was agreed that he should talk to Leroy Brady first, then with Mary Peters.

Chairman Knapp disclosed that someone needs to visit with the City.

Mr. Teel said the crucial piece is the connection between the State and the City. He referred to the one block between where the Mall ends and 7<sup>th</sup> Avenue.

Chairman Knapp asked Mr. Keuth to prepare a list of the decision makers, and to be specific as to what this group wants them to do, and to articulate the specific goals of the strategies.

Chairman Knapp announced that this group will start on the two priorities chosen.

Without objection, the meeting adjourned at 5:15 p.m.

  
Joanne Bell, Committee Secretary

(Original minutes, attachments and tape on file in the Chief Clerk's Office)

# **ADOA Priorities for Capitol Mall Development**



# **1. ADOA Master Plan**

Maintain a dynamic plan that serves as the cornerstone for development decisions on the Capitol Mall, always focused on our Vision for the Capitol:

*A vital center for state services that efficiently and effectively provides office space and amenities to enable government agencies, state employees and the public to achieve their goals.*

## **2. Annual Building Renewal**

- Maintain the facilities we currently have in the best condition possible
- Plan renovation and modernization projects rather than emergency repairs
- Beautify and enhance current facilities and infrastructure
  - Pedestrian improvements
  - Parking facilities

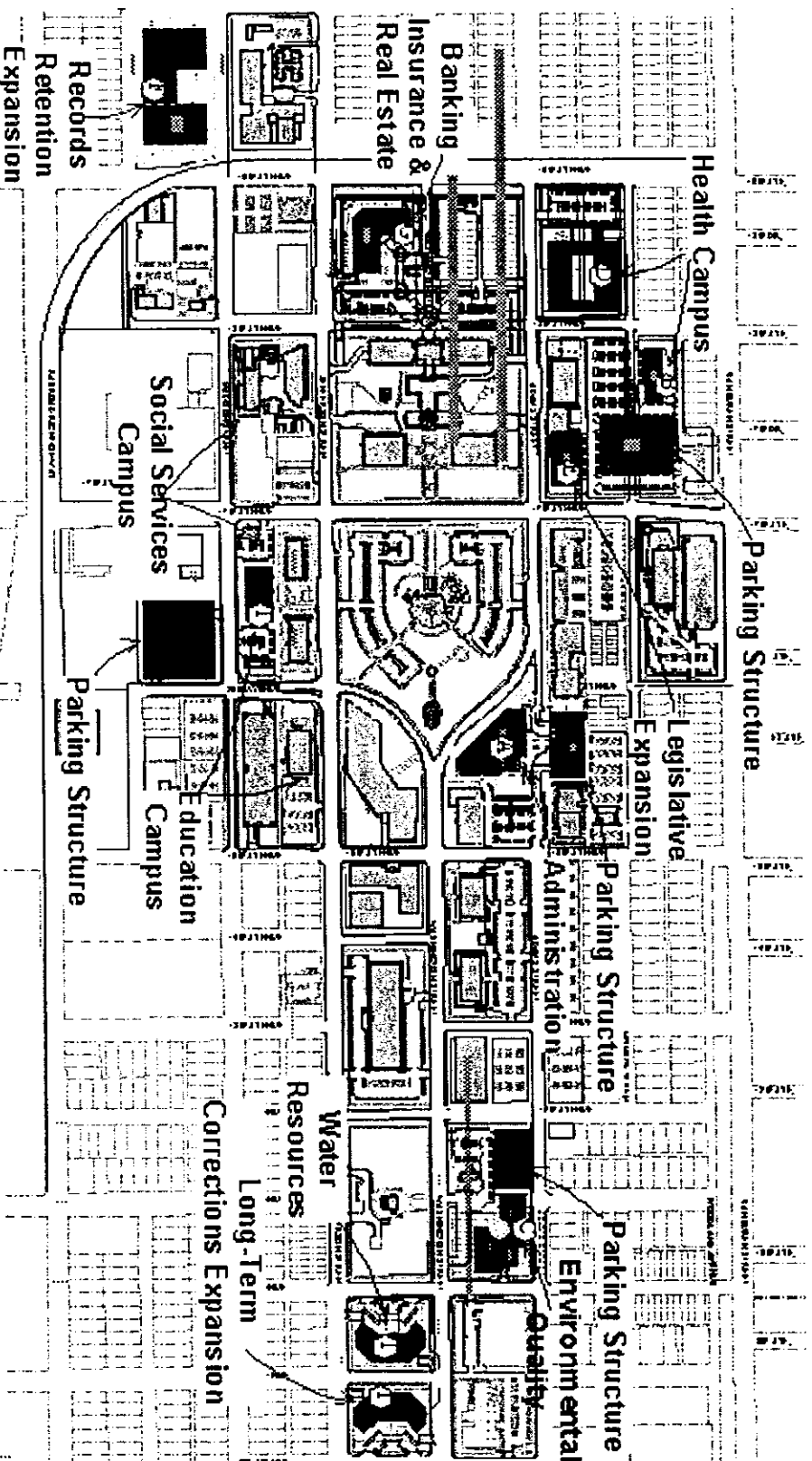
### **3. Discretionary Acquisition Fund**

An ongoing funding allocation to allow the opportunistic and discretionary purchase of properties required to achieve the development goals of the Master Plan

- 10 year
- 20 year

# 4. Construct new facilities identified in the Master Plan

ARIZONA STATE CAPITOL MALL MASTER PLAN



## **5. Development by the Private Sector**

Encourage retail services in the Capitol Mall for the 11,000 State employees who work there and the public who visit

## **6. Coordination with other entities in development of plans**

Develop connections with city, county and federal facilities to the east

- Pedestrian links across 7th Avenue

# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE:** Wednesday, April 18, 2001

**TIME:** 3:30 p.m.

**PLACE:** House Hearing Room 3

### **AGENDA**


1. Call to order
2. Chairman's report on the progress towards achieving the Commission's goals
3. Discussion on how to achieve our #1 goal - develop and promote a Common Master Plan
4. Decide the next step to achieve our #1 goal
5. Reports on goals #2, 3 and 4
6. Discuss approach to goal #5 - Infrastructure & Site Improvements
7. Other items for discussion
8. Public testimony
9. Adjourn

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William Creager

Joy Rich  
Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
David Richert  
Polly Rosenbaum

br  
4/10/2001

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ARIZONA HOUSE OF REPRESENTATIVES  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

Minutes of Meeting  
Wednesday, April 18, 2001  
House Hearing Room 4 -- 3:00 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:40 p.m. and the secretary noted attendance.

**Members Present**

Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.

Tom Knapp, Chairman  
William McMullen  
Joy Rich

Representative Roberta Voss  
Senator Tom Smith

**Members Absent**

Leroy Brady  
Polly Rosenbaum

John Clements

David Richert

**Members Excused**

Polly Rosenbaum

**Committee Action**

Discussion on commission's goals to develop  
and promote a Common Master Plan

**Speakers Present**

Discussion:

Tom Knapp presented the Government Mall Property Ownership Map (Attachment 1), the Projects / Major influences Map (Attachment 2) and the Washington Street as Two-Way Map (Attachment 3) to the committee members. The committee discussed different areas that are currently in construction, as well as those that will be under construction in the near future. The members discussed incorporating restaurants and retail spaces and possibly relocating the Gateway Campus. Mr. Knapp explained that the Gateway Campus is a campus that will provide shelter, education, drug rehabilitation and job training to the homeless.



Mr. Knapp pointed out that the intent of this group is to discuss the ideas that resulted from individual meetings. He discussed the Washington Street as Two-Way Map (Attachment 3) and informed the committee that his goal was to reach an agreement on an idea as a group. They discussed the placement of different buildings and accommodations for parking.

It was pointed out that there needs to be a comprehensive plan to deal with the homeless so that area employees are not placed in jeopardy. The statement was made that there is an opportunity to have a downtown campus that would take in the homeless and then offer them placement, depending on their needs. However, it was pointed out that if the campus becomes a place where the homeless camp out waiting for the soup kitchens to open, the state would elect to not develop any further in that area.

It was stated that St. Vincent de Paul wants to build a new facility on its existing property and that they have submitted a request to the city. A letter was sent to city supervisors on behalf of St. Vincent de Paul, Andre House, CASS and St. Joseph the Worker that stated their support of a homeless campus.

The statement was made that a consultant has been retained to develop at least three design concepts for each of the proposed sites. The scope of the work includes the following:

- a) The architectural program for both sites
- b) The schematic designs for the two sites
- c) The process for the two sites
- d) The architectural renderings that could help present the options

It was stated that the Governmental Mall Committee should go on record as opposing any homeless campus in the immediate area. The discussion continued regarding the possibility of moving the location of the transitional campus. It was suggested that the specifics be reviewed such as exactly how the different types of homeless will be handled and that a clear plan that has adequate funding would be supported.

Mr. Knapp stated that once the specifics arrive from the city, county or state, that the project will be completed regardless of what this committee recommends. Therefore, the better opportunity for influence from this committee would be to offer suggestions before the specifics are determined. He informed the members that there are two recommended sites for the project, one is near the airport and the other is south of the I-17 freeway. Discussion continued regarding other possible locations for the campus.

The committee discussed the possibility of increasing retail business in the Capital area with the addition of businesses such as a pharmacy and dry cleaners. It was pointed out however, that there is not enough residential area around the Capital mall to support evening and weekend business for those vendors. It was suggested that businesses move closer to the site of the new apartment complex on Van Buren. The members discussed parking and it was pointed out that some of the early stage buildings in the area have building frontage on the main road and parking in the rear whereas modern construction combines the building with the parking garage. The suggestion was made to promote the idea of creating more parking structures in place of existing parking lots.

(Tape 1, Side B)

The group discussed using building renewal money to repair existing sidewalks.

Senator Smith stated that advanced planning is ideal because it gets people focused. He added that the easiest way to develop a master plan would be to divide the plan into different areas and then fit them together.

Mr. Knapp stated his goal was to see this happen within the next three to four months. Suggestion was made to have sketches drawn that would reflect the ideas first and then the next step would be to examine the cost before finalizing anything.

Senator Smith pointed out that much progress has been made in the last ten years. He stated that there has to be a plan so that the progress fits into something that is effective and capable so that all involved can work together.

The members agreed that the date and time for the next meeting would be determined at a later date.

Without objection, the meeting adjourned at 4:45 p.m.

  
Robyne Richards, Committee Secretary

(Original minutes, attachments and tape on file in the Chief Clerk's Office.)



## **CAPITOL MALL ASSOCIATION**

*Capitol Area Revitalization for the Heart of Arizona*

747 W. Van Buren Street ★ Phoenix, Arizona 85007-2547

Phone (602) 340-0745 ★ Fax (602) 340-1416 ★ email: cma@worldnet.att.net

April 9, 2001

The Honorable Jan Brewer  
Maricopa County Board of Supervisors  
District 4  
301 West Jefferson, 10<sup>th</sup> Floor  
Phoenix, AZ 85003-2148

Dear Supervisor Brewer:

The Board of Directors of Capitol Mall Association has instructed me to write this letter, to insure that you are aware of our Board's position with respect to the proposed "homeless campus".

The official position of our Board has always been—and now underscored by a resolution passed at our last meeting on March 26—that the proposed homeless campus, including shelter and human services, be located outside of our Capitol Mall and contiguous neighborhoods. This also includes day labor, post office and other ancillary services.

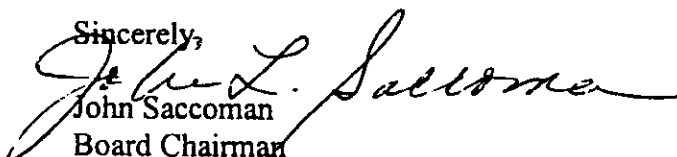
We do not favor either of the locations within CMA boundaries that are currently being discussed, to-wit: south of the current CASS property, nor at the former Mallico lumber yard.

Instead, homeless shelter and services must be scattered throughout the Valley, to lessen the impact on neighborhoods and to provide for access convenient for homeless people. This stance reflects that of a Petition circulated and signed in April 2000, the officers representing 9 area neighborhood associations ranging as far north as Park Central, whom together with Capitol Mall represent some 7,000 residents.

As responsible citizens, our Board members certainly support quality services designed to meet the needs of homeless people. Yet, we expect, and will advocate for, a public policy directed toward dispersion of homeless services in a way that does not adversely impact any single community. . . and importantly, a public policy that does not counteract the tremendous amount of effort and millions in public and private improvement money that CMA has leveraged in our neighborhood for more than a decade.

A gross imbalance currently exists. We maintain that, if there is true political will, our urban core can be resurrected to the healthy equilibrium that once existed.

Sincerely,

  
John Saccoman  
Board Chairman

CC: CMA Board of Directors, Elliot Hibbs, Governor's Community Outreach Office, Tom Knap, Don Keuth, Marty Shultz, and Mary Rose Wilcox.

# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE:** Wednesday, June 20, 2001

**TIME:** 3:30 p.m.

**PLACE:** House Hearing Room 3

### **AGENDA**

1. Call to order
2. Review Master Plan
3. Presentation by Maricopa County Human Service's report on the Gateway Campus
4. Adopt a Position Stating Mall Commission's position on Gateway Campus in the Mall area
5. Public testimony
6. Adjourn

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William Creager

Joy Rich  
Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
David Richert  
Polly Rosenbaum

lc  
6/12/01

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ARIZONA STATE LEGISLATURE  
Forty-fifth Legislature - First Regular Session

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

Minutes of Meeting  
Wednesday, June 20, 2001  
House Hearing Room 3 - 3:30 p.m.

(Tape 1, Side A)

The meeting was called to order at 3:33 p.m. by Chairman Knapp and attendance was noted by the secretary.

**Members Present**

Leroy Brady  
John Hetzel for Norman Hintz  
Elliott Hibbs  
Donald P. Keuth, Jr.  
Senator Smith

William McMullen  
Joy Rich  
David Richert  
Representative Voss  
Tom Knapp, Chairman

**Members Absent**

John Clements

Polly Rosenbaum

**Speakers Present**

Supervisor Mary Rose Wilcox, District 5, Maricopa County  
Rich Marshall, Director, Human Services Department, Maricopa County  
Paul Winslow, Orcutt Winslow Partnership AIA  
David Smith, Administrative Officer, Maricopa County  
Neil Urban, Project Manager, Facilities Planning Department, Maricopa County  
Ethel Lane, Chairperson, Downtown Southwest Neighborhood Association  
John Saccoman, President, Capitol Mall Association  
Monsignor Edward Ryle, Director, Arizona Catholic Conference  
David Therrien, Director, XERO

**Review Master Plan**

Chairman Knapp referred to an aerial map of the Master Plan as a reminder to the Members of projects on the forefront and issues discussed at the last two meetings (Attachment 1). He indicated that if time allows, further planning may be done at the end of the meeting.

## Presentation by Maricopa County Human Services on the Gateway Campus

Supervisor Mary Rose Wilcox, District 5, Maricopa County, stated that since the Members reviewed the draft Maricopa County Human Services Report for a Gateway Campus at the Arizona State University (ASU) Center downtown, the county has been coordinating concepts for dealing with homelessness in the downtown area with the Maricopa Association of Government's (MAG) Continuum of Care Regional Committee for Homelessness. Yesterday, the Committee's Planning Subcommittee stressed strongly that it is considering stipulations to some U.S. Housing and Urban Development (HUD) funding and, hopefully, other funding for homelessness so people who apply for the monies work in coordination with the Gateway Campus.

Rich Marshall, Director, Human Services Department, Maricopa County, conveyed that he led a planning group that worked collaboratively with an architectural design team to shape elements of service delivery, systems knowledge, and the architectural design and layout of the campus. He indicated that the most visible concentration of homeless persons in Maricopa County exists in the downtown Capitol Mall area (about 800 to 1,000). A homeless campus already exists, but it is unsafe and uncontrolled.

Referring to a handout, he explained that the center box is considered the Homeless Continuum of Care System, a model that is nationally recognized and developed by HUD, which administers McKinney Act funds for homeless assistance projects across the country (Attachment 2). The handout shows what each community wishing to pursue McKinney Act funds needs to have in place. In this case, since late 1999, the Maricopa Association of Governments (MAG) took over the role of developing this Continuum of Care System for the county and region.

Mr. Marshall advised that the campus will touch elements of the emergency shelter, transitional housing, and supportive services. Outside the continuum, a number of other components need to be addressed on the preventative side and the back end by having more affordable housing. He reviewed handouts relating to Service Systems Model (Services Listing) *Homeless Campus* (Figure 1.1) and Service Systems Model (Organizations Listing) *Homeless Campus* (Figure 1.2) (Attachment 3), as well as Proposed Campus Providers and Services (Attachment 4).

Paul Winslow, Orcutt Winslow Partnership AIA, displayed a large graph of the area. He related that research from previous studies indicates that there is some homeless activity in the governmental area of almost every major city. He noted that this is not a homeless shelter, but a prototype campus that, hopefully, can transition into multiple locations; therefore, the scale is limited and the facilities are intended to serve only a proportion of the homeless population. He noted that the Gateway Campus was set up as follows:

- Many people utilizing services will have to wait, particularly for meals, so an effort was made to find ways to get people onto the campus so as not to be a distraction outside. There is a common area with the potential for activities to occur, thus reducing the possibility of negative interaction.
- The Healthcare for the Homeless Clinic and educational services are separate from the primary entrance for the food service providers since the clientele is not the same, so both

have easy identification and access. The food service providers, André House and St. Vincent de Paul, need to have their own presence and a place for volunteers to feel secure; therefore, a common parking area is provided for both of the entities. Central Arizona Shelter Services (CASS) also shares the common area with the food service providers.

- Anybody on the campus would know there is a potential for monitoring by the police.

David Smith, Administrative Officer, Maricopa County, remarked that the basic financial concept is that support must be derived from all segments of the community or the proposal will not work. Over the next few months, a grants coordinator will matrix the variety of potential funding sources for each of the buildings on the proposed campus and other services, including housing. He indicated that the Finance Committee, which he chairs, is composed of volunteers from the private and public sector, as well as service groups on the campus. Some major charitable trusts in the community whose particular 501(c)3 mission statement includes services related to the homeless were identified. Discussions were held with the Maricopa County IDA, where he believes there is some financing potential. He said he would like to talk to State leadership about a contribution. He added that the Board of Supervisors is discussing a multi-million dollar contribution targeted to certain areas like the Healthcare Clinic, which has always been a county responsibility. He expressed a hope that the City of Phoenix, already a major participant in CASS, will participate, adding that the suburban communities also have a role to play.

He stated that an inventory of all existing homeless services countywide showed that there is not enough housing, low demand shelters, or group homes. He noted that consideration is being given to segmenting populations that represent an untoward threat to the community, such as people recently released from the Arizona Department of Corrections (ADC) or the county jail so there is not a large influx onto the campus. The working number for the campus is about 25 million and there is a \$7 million operating budget, most of which is already funded because the services currently exist.

Mr. Smith stated that a capital financing fundraising effort is needed as well as project management. The County has offered to be the project manager working under one of the 501(c)3's, so hopefully, CASS or another agency currently in the area will be the recipient of funding, perhaps, for the entire campus. The County has offered to contract with private companies in order to build the different buildings. He added that contingency plans are needed, i.e., what to do in the event there are over 100 people during the weekend.

In response to questions, Supervisor Wilcox related that the County is working on major issues such as governance and coordinating intake, assessment, and service delivery with all of the providers, but a completed plan should be available by August 2001. The Gateway Campus is part of an overall plan, and in July the Continuum of Care Committee plans to adopt a resolution to accept the campus and the responsibility to continue working on dual tracking of resources that need to be established or coordinating existing resources.

Mr. Marshall added that services will be better coordinated and integrated on the campus. He does not believe homelessness will be eliminated in the Maricopa County urban core, but in order to make the concept work, the following must be done:

- Find a way to close the front door, which all government entities have a vested interest in doing. Unless public service systems improve, the problem will not be solved.
- Close the back door by providing permanent, supportive housing for homeless people, which needs to be three to five times what is currently available.
- Build infrastructure for affordable housing for low-income people and provide jobs with livable wages.

Mr. Marshall advised Senator Smith that not much growth is anticipated in the number of meals that will be served. The Healthcare Clinic serves about 4,000 to 5,000 people per year and experiences 15,000 to 20,000 encounters so a bit of growth is factored in. Housing has no growth built into it so plans are to use shelter and transitional housing that currently exist in the downtown area.

Senator Smith asked if drug and alcohol rehabilitation programs will be available on the campus. Supervisor Wilcox replied that it is one of the issues still under discussion. The County is coordinating with providers on what will be provided and what already exists that could be used for referrals, and an inventory compiled for the Continuum of Care Committee shows there are quite a few beds for alcohol and drug rehabilitation. She offered to return in late August or September 2001 and make another presentation when more facts should be available.

Chairman Knapp announced that the Committee will not vote on a position today because the context and amount of information heard is substantial, and the Members need some time to think about it.

Ms. Voss suggested a close look at availability of alcohol and drug abuse treatment. Mr. Marshall stated that Another Chance Program, which is run through the Healthcare Clinic, is currently the only service provider of any direct case management-type services for people who are seriously mentally ill (SMI) or need drug and alcohol treatment, with a \$1 million dollar grant from the federal government and HUD. It is a drop in the bucket because 60 percent of people in the area have serious alcohol and drug addiction problems and 50 percent are SMI. He added that the largest gap in the Continuum of Care System is the demand for long-term residential alcohol and drug treatment programs and services for the SMI. The demand is probably ten-fold the supply. With *Arnold v. Sarn* funding, there is a \$300 million gap in addressing the problem, and until it is dealt with in a broader perspective, the problem will continue.

Ms. Voss opined that drug and alcohol treatment will not be addressed until there is a physical presence. Mr. Marshall responded that discussions were held with ValueOptions and other drug and alcohol treatment providers. One of the concerns of having residential drug and alcohol treatment programs for this clientele is that it must be extremely controlled, which means six-or-twelve-month programs, and the Gateway Campus is not designed for that level of control.

(Tape 1, Side B)



Supervisor Wilcox noted that as buildings are built, they will be phased in to make sure services do not slip through the cracks. Providers are developing strategies to combine staffing for better coordination and to stretch dollars.

Mr. McMullen asked how the population from the corrections system and mental health system will be minimized. Mr. Marshall replied that for the first time ever in HUD funding of homeless services, for which this region received about \$18 million, in order to obtain those funds, any state entity must sign an agreement to work with state departments (ADC, Child Protective Services (CPS), etc.) to address issues about closing the front door and working on a plan to insure housing for people leaving public institutions. Good dialogue and outcomes are anticipated from this requirement.

Mr. Richert asked if there been an assessment in terms of zoning categories in the area. Mr. Winslow replied that the zoning requirements were taken into consideration. Intensity of use will not be increased and he believes the campus will still fit within the parameters of the Governmental Mall ordinance. He said an attempt will be made not to impact a facility until it is created somewhere else within the confines, and any uses that might expand would be the educational units, but those are the smaller users. He clarified that he is not aware of any discussions about providing increased drug and alcohol treatment on the campus, but rather, screening and referral would probably increase and become more effective.

Supervisor Wilcox related to Mr. Richert that she would like to meet with him for guidance in relation to zoning. She added that she plans to present the Continuum of Care Strategic Plan as part of the next presentation.

Chairman Knapp indicated that the proposed plan is in direct conflict with the growth plan of the state and in the middle of a synergistic relationship between the county government as it moves west and the state government moving east. He submitted that dropping the location further south or east would be preferable.

Neil Urban, Project Manager, Facilities Planning Department, Maricopa County, responded that a number of sites were considered, but André House and St. Vincent's are interested in remaining in the area where the constituents are located. If the project is moved too far, there will be no participation and the campus concept will be lost.

### **Public Testimony**

Ethel Lane, Chairperson, Downtown Southwest Neighborhood Association, asked if anyone has considered an environmental impact study (EIS) on the neighborhood as a result of this beautiful campus. She stated that many of the citizens in the area receive supplemental security income (SSI) or Veterans Administration (VA) benefits, etc., and the more they are given for free, the more money they have to purchase drugs and alcohol. She indicated that there are two elementary schools, a Boys and Girls Club, and elderly in the area, who worked to make the city what it is today; however, the residents are barred in their homes because of the people who congregate in the neighborhood from jails, correctional institutions, and the mentally ill, and if there were a fire, they would probably burn up trying to get out. She added that it is time to let

other portions of the city carry some of the burden and encouraged the Commission to make this project as beautiful as possible somewhere else.

John Saccoman, President, Capitol Mall Association, stated that he is a resident and employee in the Capitol Mall area. He testified that the official position of the Board of Directors of the Capitol Mall Association has always been that the proposed homeless campus, including the shelter and human services, should be scattered throughout the valley to lessen the impact on neighborhoods that have really paid their dues. He related that he lives in the Woodland Historic District and the homeless situation is a serious problem. Much time and money was spent to deter drugs and prostitution, and the neighborhood is starting to turn around; however, he fears that proposal of this facility will eliminate any incentive to build facilities elsewhere. He added that until more information is obtained on the validity and evolution of the project, Association members are opposed. He asked the Commission to adopt a proposition not to have this campus in the neighborhood.

Monsignor Edward Ryle, Director, Arizona Catholic Conference, testified that he is a trustee of CASS and has seen the great work it has done over the years. Sixteen years ago, when he became a priest, he said the blessing when ground was broken for the facility. He related that over the years, he has been involved with the Phoenix Community Alliance, and this is the closest the group has gotten to rationalizing services in central Arizona. He opined that the plan is a terrifically rational, systemic approach to providing services in a better integrated, more logical and efficient way. The idea of a central waiting area will help get people off of the streets and the campus will be comfortable and attractive, i.e., a "vision of loveliness" given what has historically been available.

David Therrien, Director, XERO, stated that he owns property just east of the proposed project. He indicated that he deals with the homeless every day and probably has more gunshots through his building than most people in the neighborhood because mostly crack dealers sit in front of his place. He submitted that large facilities essentially create a markets for drugs because even though many of the people may not have had problems with drugs and alcohol when they became homeless, they end up in an area where crack is easy to access. He opined that decentralized services throughout the city by smaller church-based organizations and other nonprofits would be more effective because it is much easier to try to integrate 10, 20 or 50 people into the community than working with hundreds of people as in the situation that is being proposed. He related that there is incredible potential in this 18-block area. He has been working on providing housing for artists, cafes, etc., in the area, and he has three city blocks so far. This potential does not exist anyplace else downtown, but if the campus is approved, the potential will be destroyed.

Mr. Winslow stated that one of the reasons the campus grew in scale was due to recognition of some of the problems just mentioned. In every city, the homeless tend to congregate in government complexes because the area becomes less populated in the evenings. The idea of internally containing the homeless as much as possible in a more attractive and comfortable setting enhances the potential for them to be on the campus rather than down the street in front of someone's house. Crack dealers, etc., would be within the scope of observation and control.

Chairman Knapp related that Mr. Keuth suggested a Subcommittee, but pointed out that there are two county members and one Planning Director from the City of Phoenix on the Commission who will probably be involved in the planning process; therefore, he believes the views of the Commission are very well represented. He asked Supervisor Wilcox to let the Members know when meetings take place so they can attend if they choose. He indicated that he would like the Members to make a decision early because he does not believe it is fair to wait until it is time to obtain a building permit, which is what happened with St. Vincent's when he initially became a Member of the Commission, and he believes that was wrong.

Supervisor Wilcox thanked the Members for allowing the presentation and offered tours of any of the facilities. She agreed to invite the Members to meetings and reiterated the request to meet with Mr. Richert about zoning issues. She indicated that she will return with a full report in August or September 2001.

**Adopt a Position Stating Mall Commissions Position on Gateway Campus in the Mall Area**

No action was taken.

Senator Smith said he will drive to the area and walk around, but expressed a need for a clear goal or mission statement of what the campus should accomplish. He added that a gateway where people will be assigned to different treatment centers brings up the issue of transportation and questioned if that has been considered. He congratulated everyone for the work that has been done and agreed with Chairman Knapp that the Members should make a decision early so the County can proceed or not.

**Discussion**

Chairman Knapp brought up the fact that two articles appeared in the newspaper this week about plans for Gracecourt School. Mr. Richert stated that the Economic Development Department at the City of Phoenix has been working on the issue and offered to set up a presentation for the Commission.

**Mr. Keuth moved, seconded by Ms. Rich, that the meeting adjourn.**

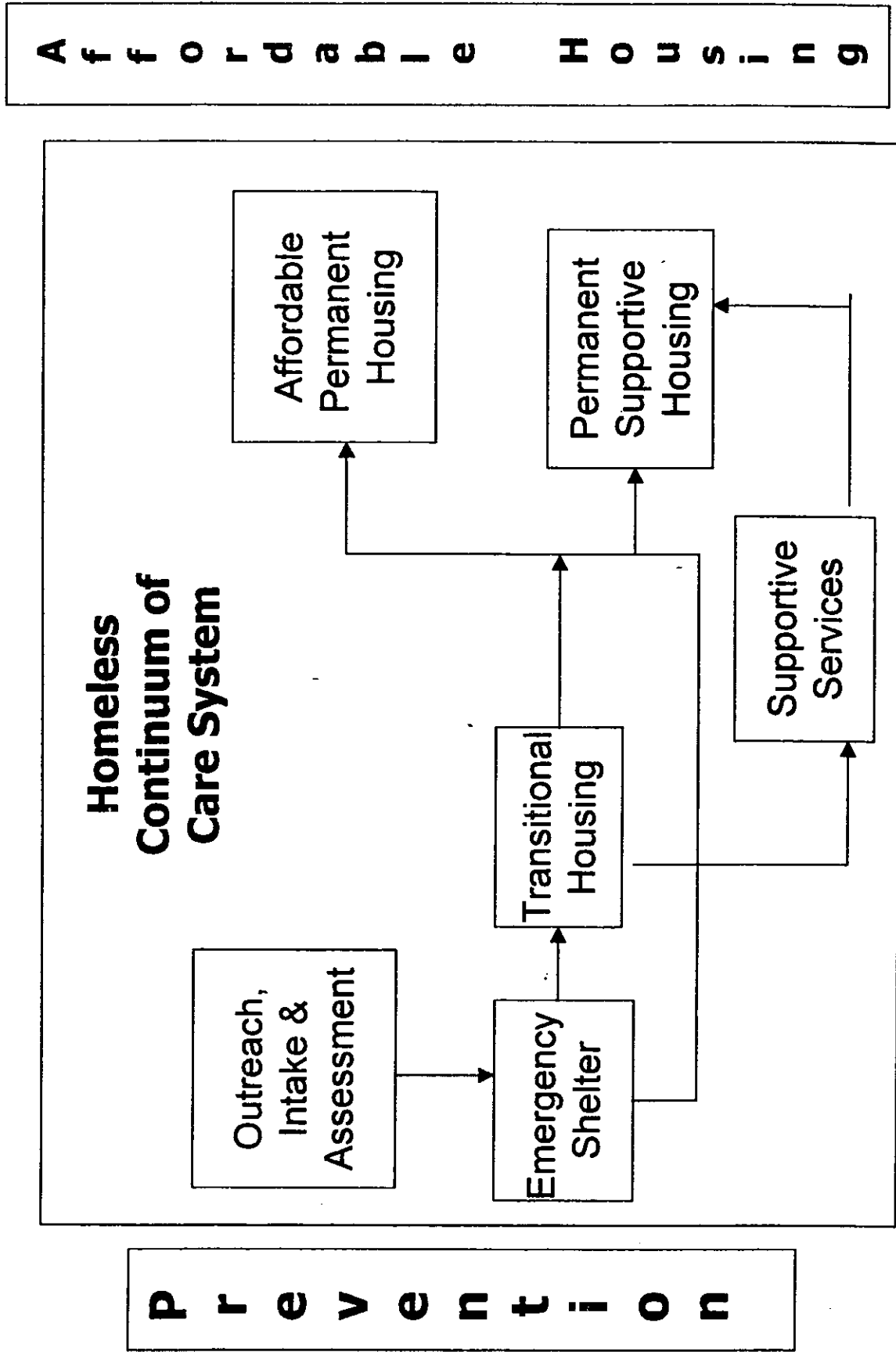
The meeting adjourned at 5:15 p.m.

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Linda Taylor, Committee Secretary

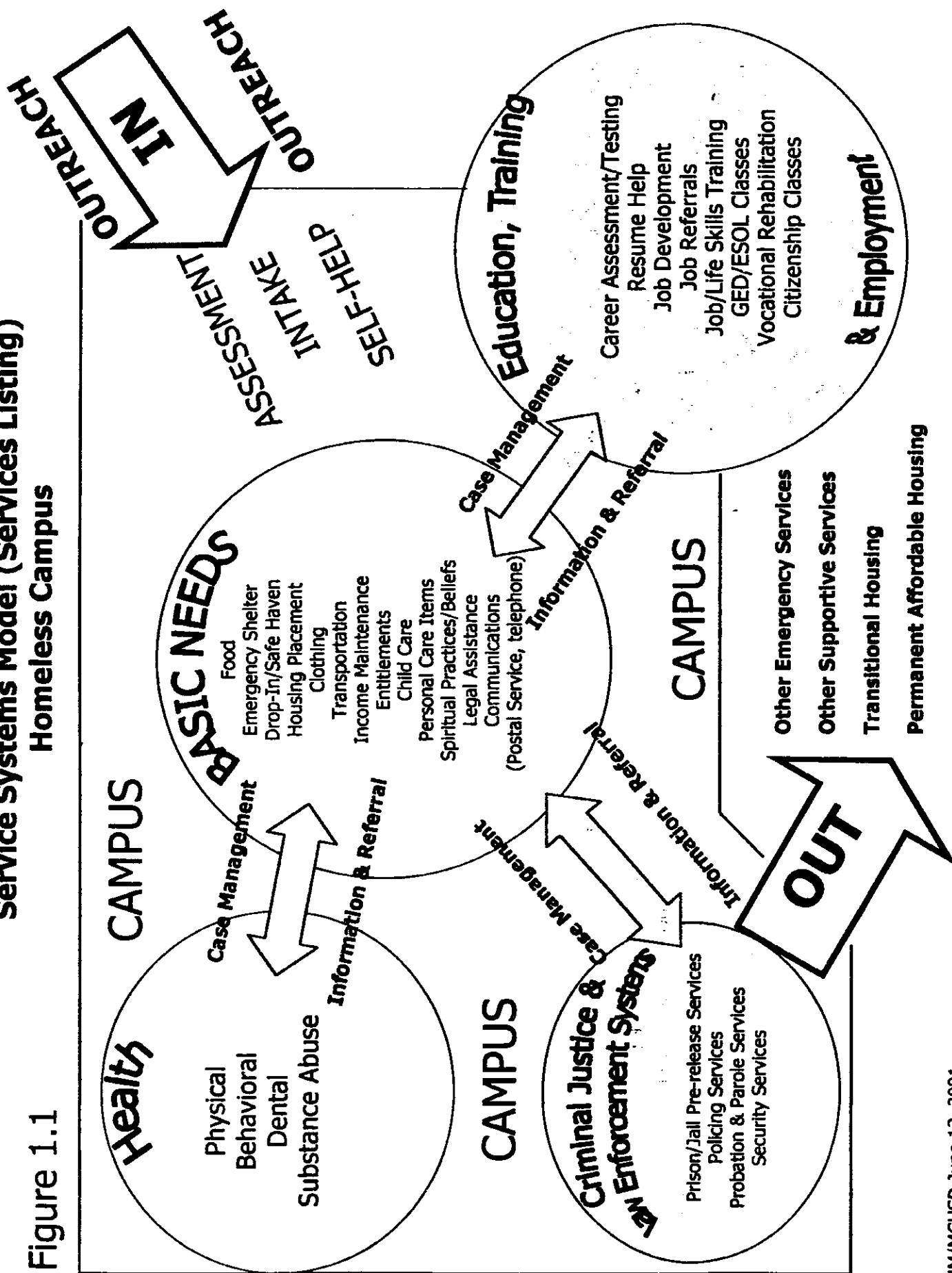
(Original minutes, attachments, and tape are on file in the Office of the Chief Clerk. A copy of the minutes and attachments are on file with the Senate Secretary.)

## Handout 1



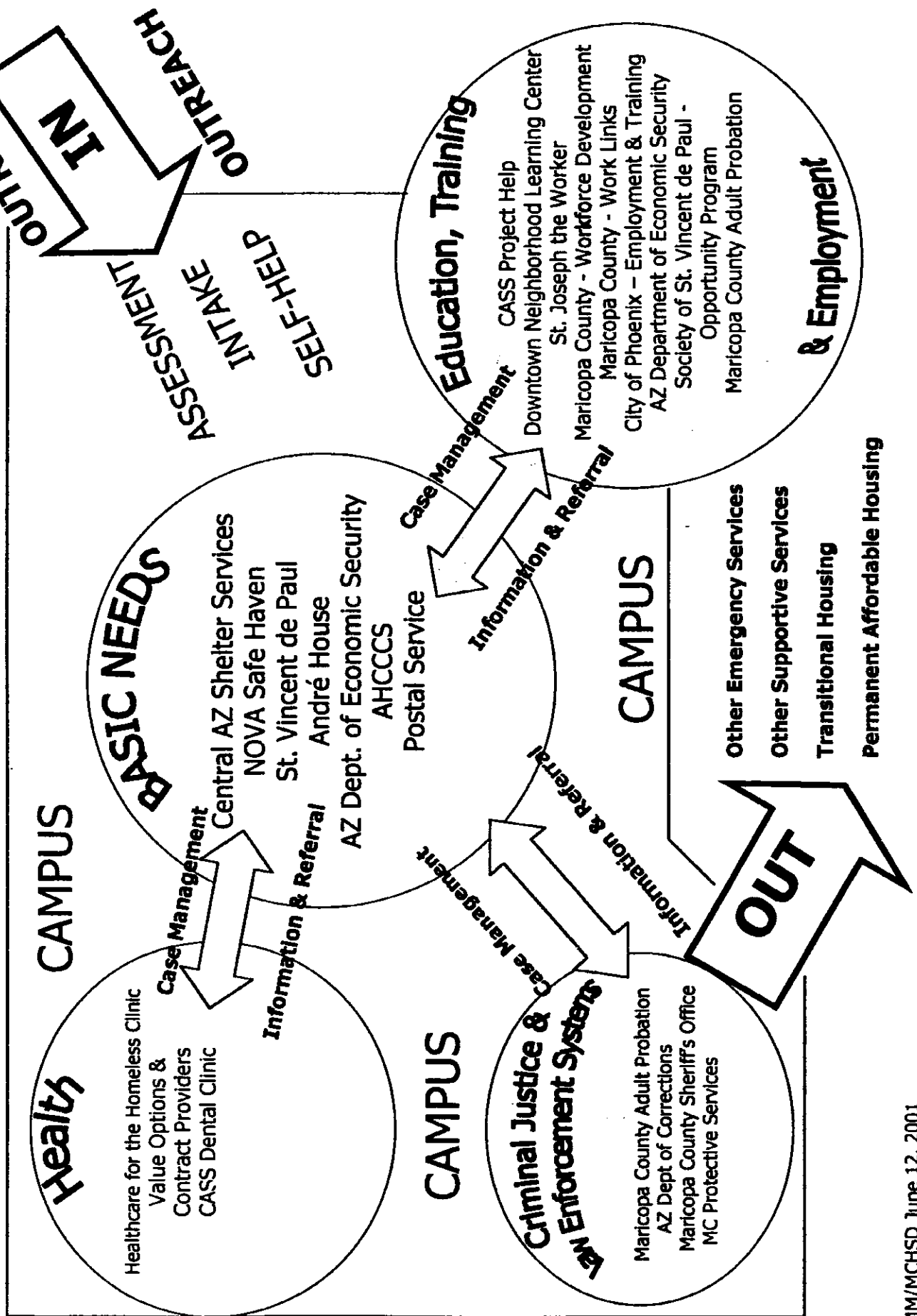
**Service Systems Model (Services Listing)**  
**Homeless Campus**

**Figure 1.1**



**Service Systems Model (Organizations Listing)**  
**Homeless Campus**

**Figure 1.2**



## **PROPOSED CAMPUS PROVIDERS AND SERVICES**

### *Anchor Participants/Tenants:*

It is recommended that provisions be made to co-locate the following "anchor" providers on the proposed campus:

- André House
- Central AZ Shelter Services (CASS)
- Downtown Neighborhood Learning Center
- Maricopa County Dept. of Public Health/Healthcare for the Homeless Clinic
- NOVA/Safe Haven (including the CasaNova transitional housing for homeless veterans)
- St. Joseph the Worker
- Society of St. Vincent de Paul

### *Satellite/Support Service Providers:*

In addition, it is recommended that the campus include provisions for accommodating staff from the following organizations (some of which will have a "full-time" presence, while others will provide supportive services to client and "anchor" providers on an itinerant or "hoteling" basis):

- AZ Department of Economic Security
- AZ Health Care Cost Containment System (AHCCCS)
- Value Options and affiliated contract providers
- U.S. Post Office (or vendor service provider)
- Maricopa County Adult Probation
- Maricopa County Workforce Development or affiliated providers
- Maricopa County Special Transportation Services (STS)/Work Links
- City of Phoenix Police
- City of Phoenix Workforce Development and affiliated contractors/vendors
- Maricopa County Protective Services (or private security personnel)

### *Other Services/Accommodations*

- Day Resource Center
- Self-Help Group (e.g. NA; AA)
- Short-term/Drop-In Childcare
- Personal Hygiene Facilities
  - Public Restrooms
  - Showers
  - Haircuts
- Secured Storage of Personal Belongings
- Recreational Opportunities
- Transitional Housing Services

Proposed Services:  
Health & Basic Needs

Proposed Services:  
Health & Basic Needs

Proposed Services  
Education, Employment & Training:

Proposed Services  
Education, Employment & Training:



# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE:** Wednesday, July 18, 2001

**TIME:** 3:30 p.m.

**PLACE:** House Hearing Room 3

### **AGENDA**

1. Call to order
2. Update of Gateway Campus by Maricopa County Human Services
3. Adopt a position stating Mall Commission's position on Gateway Campus in the Mall area
4. Public testimony
5. Adjourn

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
Joy Rich  
David Richert  
Polly Rosenbaum

d  
7/16/01

**People with disabilities may request reasonable accommodations such as interpreters, alternative formats, or assistance with physical accessibility. If you require accommodations, please contact the Chief Clerk's Office at (602) 542-3032, (TDD) 542-6241.**

**CANCELLED**

**CANCELLED**

**CANCELLED**

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**REVISED 8/1/01**

**REVISED 8/1/01**

**ARIZONA STATE LEGISLATURE**

**Open to the Public**

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE: Wednesday August 15, 2001**

**TIME: 3:30 p.m.**

**PLACE: House Hearing Room 3**

**AGENDA**

1. Call to order
2. Briefing on PLATO II Project by ADOA
3. Update on proposed Gateway Campus
4. Public testimony
5. Adjourn

**MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
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d  
~~7/16/01~~ 8/1/01

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ARIZONA STATE LEGISLATURE  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

Minutes of Meeting  
Wednesday, August 15, 2001  
House Hearing Room 3 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:33 p.m. and attendance was noted by the secretary.

**Members Present**

Leroy Brady  
Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
Senator Tom Smith

Joy Rich  
David Richert  
William McMullen  
Representative Roberta Voss  
Tom Knapp, Chairman

**Members Absent**

John Clements

Polly Rosenbaum

**Speakers Present**

Tim Brand, General Manager, Building and Planning Services Section, General Services  
Division, Arizona Department of Administration (ADOA)

Pat Edwards, Managing Principal, Leo A Daly

Greg Woods Senior Designer, Leo A Daly

Bob Teal, Assistant Director, General Services Division, Arizona Department of Administration  
(ADOA)

Neil Urban, Project Manager, Facilities Department, Maricopa County

Marty Shultz, Chair, Governmental Mall Committee, Phoenix Community Alliance (PCA)

Louisa Stark, Chair, Phoenix Consortium to End Homelessness

Shannon Dubasik, Executive Director, Capitol Mall Association; Combined Communities  
Action Coalition

Donna Neill, Director, NAILem

John Saccoman, President, Capitol Mall Association

Julian Sodari, representing himself

### **Update on PLTO I Project by the ADOA**

Tim Brand, General Manager, Building and Planning Services Section, General Services Division, Arizona Department of Administration (ADOA), advised that Opus West was chosen as the developer for the Privatized Lease-to-Own (PLTO) I Project, which is well underway. Steel is up for the Arizona Department of Environmental Quality (ADEQ) and ADOA buildings. Pre-cast concrete siding is being applied to the ADEQ building. About one-third of the fourth floor pour for the ADOA building is done and should be finished in approximately a week-and-a-half. The project is on budget and on schedule, with an anticipated completion date of July 1, 2002.

### **Briefing on PLTO II Project by the ADOA**

Pat Edwards, Managing Principal, and Greg Woods, Senior Designer, Leo A Daly, provided a brief overview of the PLTO II Project (Attachment 1).

Bob Teal, Assistant Director, General Services Division, Arizona Department of Administration (ADOA), related to Chairman Knapp that the Arizona Department of Health Services (DHS) office building is not situated as a frontscape along 17<sup>th</sup> Avenue in a pedestrian friendly area because Site 57 is in the Master Plan for future legislative expansion since it is next to the existing Joint Legislative Budget Committee (JLBC) building and directly across the street from the Legislature.

Mr. Brand advised that the Arizona Power Authority and Risk Management, which is part of ADOA, currently face Adams Street between 18<sup>th</sup> and 19<sup>th</sup> Avenues. Occupants of the ADOA building would relocate to the new building, and the current building would be filled with a tenant. ADOA does not control the Arizona Power Authority building.

Mr. Richert asked what would be done to screen the loading area along 19<sup>th</sup> Avenue, noting that the City of Phoenix has been working for years to solve the problem of loading areas along major streets. The view from that public right-of-way (ROW) is also important. Mr. Brand responded that immediately to the east of 19<sup>th</sup> Avenue, there is a small berm and a block wall, and efforts will be made in the design process to continue that screening. Landscaping will also be incorporated. He added that loading requirements for State buildings are probably not quite as drastic as for high rise offices.

Mr. Richert suggested placing at least reasonably mature landscaping in the area to screen that portion of the building because it is the back door to the structure and recommended emphasis from a major street point of view. He asked if the building meets the standards of visibility and Mr. Brand replied affirmatively.

Chairman Knapp perceived that there is a through drive from 19<sup>th</sup> Avenue to 18<sup>th</sup> Avenue on the south side of the DHS office building. Mr. Edwards responded that it is currently an alley. The direction he was given is that areas between parking areas would be abandoned and pavers installed for pedestrian activity. He related to Senator Smith that the parking structure would be accessed from the east through the surface lot of the DHS Health Lab and from the west off 18<sup>th</sup> Avenue directly across from Monroe.

Ms. Voss noted that the background information indicates that the parking structure would accommodate occupants of the potential new legislative office building, but it is not mentioned in the specifics about parking. Mr. Edwards stated that any displaced parking would be incorporated into the parking garage. Also, the parking garage has the potential for expansion, if necessary.

Mr. Brand clarified that the parking garage, with 936 spaces, would accommodate everything on the block, including the Health Lab, but not the yet-to-be-decided legislative building. ADOA does not want to oversize the structure, pay for it, and then find out that the legislative building will be located somewhere else. He said he talked with Jimmy Jayne, House staff, about how to sequence parking because spaces that are already used would be disturbed. A possibility is renting additional temporary spots primarily for current DHS and Risk Management building personnel. The parking garage is scheduled for installation from June 2002 to December 2002 during the off-legislative season so it is completed as soon as session begins, with sufficient spaces. During the upcoming legislative session, there should be a very minor impact, if any, on present legislative parking. He agreed that the parking garage does allow for expansion if and when a legislative building is added.

**Mr. Richert moved, seconded by Mr. Keuth, to approve the PLTO II Project subject to the elevations and information submitted today, the record that would be created from this, plus the commitment to landscaping and parking issues that have been discussed on the record. Mr. Elliott stated that he has a conflict of interest, and therefore, will abstain from voting. The motion carried.**

#### **Update on Proposed Gateway Campus**

Chairman Knapp stated that the intention is not to take action today; however, Members are welcome to make motions if they choose.

Neil Urban, Project Manager, Facilities Department, Maricopa County, provided the following update on the proposed Gateway Campus:

#### **Public Information and Meetings**

- On July 9, 2001, Members of the Commission toured the area.
- Many individual meetings were held with community leaders, neighborhood groups, and businesses in the area.
- On August 7, 2001, a Town Hall meeting was held and hosted by the Capitol Mall Association at Bethune School with over 150 people from the neighborhood and other interest groups attending. The County presented activities of the Maricopa Association of Governments (MAG) Continuum of Care Committee and talked about the County's role in the project. Some of the service providers talked about the project, business leaders spoke in support, and the City of Phoenix Police Department made some comments about the beneficial impact the campus could have on their job.

### Continuum of Care Committee

- The Continuum of Care Committee continues to work on the big picture of overall services throughout the County for homeless assistance. A Home-Based Best Practices Report was prepared by a consultant hired to review best practices for providing homeless assistance around the country and recommend items to implement in Maricopa County. The final draft report will be presented to the Committee in September 2001. Recommendations and resolutions concerning the homeless assistance center are expected to be adopted at that time.

### Activities

- ValueOptions received funding for housing for the seriously mentally ill (SMI), and according to a ValueOptions representative, sites will be located from Apache Junction to Gila Bend.
- The Arizona Department of Corrections (ADC) is applying for a federal grant for transitional housing and supportive services for people released from prison.

### Campus Design

- A Day Resource Center has been added, which would be a single point of check-in for people to find out where to go for services.
- A security office is included.
- The post office boxes would be moved from Madison Street into the building to provide a more secure environment for people to receive mail.
- Day programs, such as supportive services, Alcoholics Anonymous, and training and counseling sessions, would be available so people are not forced out onto the street, especially in hot weather.
- Other meeting rooms and programs are under consideration.
- Since the draft of the plan was first presented to the Commission, the Downtown Neighborhood Learning Center ceased operation. That function has been reformulated into the Education, Training, and Employment Center to provide basic and General Equivalency Degree (G.E.D.) education, life skills, job readiness, computer labs, and job assessment, etc., for people on the campus and in the community to become ready to find jobs. Job placement would also be provided.

### Service System Plan

The Human Services Department of the County is reviewing how various services would interact on the campus to provide a good basis for people to be able to move on to other opportunities throughout the region.

- ◆ Software
- ◆ Who would be on the campus
- ◆ Tenants and amount of participation

- ◆ Satellite and support services such as ValueOptions, the Arizona Department of Economic Security (DES), the Arizona Health Care Cost Containment System (AHCCCS), the Probation Department, transportation services, etc.
- ◆ Personal services, i.e., places where people can get haircuts, lockers, restrooms, a chapel, recreational services, and other self-help groups.

#### Project Finance Committee

- The Project Finance Committee is chaired by David Smith. The grant writer has identified foundations and a number of specific grants for capital improvements for homeless assistance facilities, and staff is compiling information to submit some applications.
- The Committee is looking at assignments for fundraising within the community.

#### Campus Governance Committee

- Service providers on the campus are looking at developing a mission and structure of governance.
- Legal counsel has been consulted about the best way to organize and set up a legal structure to administer the campus.

Mr. Urban concluded by stating that drafts of the campus design and service system plan are on the County web site ([maricopa.gov](http://maricopa.gov)). The campus design is on the Facilities Management page and the service system plan is on the Human Services page.

Mr. Hintz asked Chairman Knapp if he would consider allowing a fairly comprehensive presentation at the next meeting on September 19, which would be attended by a member of the Maricopa County Board of Supervisors, David Smith, and some of the caregivers. Chairman Knapp agreed. He stated that he anticipates a lot of public comment, which will require a larger hearing room.

Mr. Hintz pointed out that it is not urgent that the Commission take action at that time. Chairman Knapp responded that it is up to the Members.

Senator Smith remarked that the tour was very beneficial and he walked around the area by himself several times. He also had a lengthy discussion with Maricopa County Supervisor Jan Brewer. He said he has been on two or three homeless committees, which have been operating for 15 to 20 years, but not much action has been taken. He submitted that the program would increase coordination and communication between agencies that presently exist in the area. There are still many questions that are not answered, but if nothing is done, the issue would probably not be addressed for another 10 to 20 years because people would say that attempts were made, but nothing worked out. He opined that the campus would be a foundation for further action for the homeless and might generate some interest and enthusiasm for continuing on to solve the homeless issue.



Mr. Hibbs stated that he agrees with most of Senator Smith's comments, but would like some information at the next meeting on plans to deal with homeless people with drug and alcohol dependency issues.

Ms. Voss stated that she would like more of an in-depth presentation on drug and alcohol treatment and SMI, which occur independently and are sometimes combined. She also requested information about coordination of housing services, which does not have to specifically occur in the Governmental Mall area.

Senator Smith stated that taking the post office out of the strip mall where it is presently located should be helpful because many people currently pick up checks and go two doors down the street to buy drugs, etc. With a post office in the center, there would be some oversight. Secondly, the Police Department would be stationed there, which would solve many problems, and having an employment agency would also help. He added that the affordable housing Ms. Voss referred to is probably a long-range type of plan, but should be on the horizon.

Ms. Voss noted that Supervisor Mary Rose Wilcox talked about displacement of certain services at the previous meeting. She asked for an update on how components would be instituted in an organized fashion.

Mr. Richert stated that if the new programs are run by groups other than the County, approval must be obtained by the Phoenix City Council, but if the County actually establishes, funds, and utilizes County employees, they would have priority over City regulations. He indicated that the Human Resources Director spoke to him about dollars that are available through bond funds and how those may or may not be used, so before any decision is made, the County may want to hear from her through the City Council Subcommittee about whether the bonds are available for this type of venture. He indicated that his calendar is open to discuss the public processes the providers/County must go through, preferably before September 19, 2001.

### **Public Testimony**

Marty Shultz, Chair, Governmental Mall Committee, Phoenix Community Alliance (PCA), stated that the PCA's objective is to work with the public sector from a private sector standpoint to encourage development of the Capitol Mall into realization of what it can be, and he believes this plan is a step in the right direction. The issue of homelessness was obvious to everyone, but no one realized the complexity of developing strategies/approaches to deal with human services/homelessness in the Capitol Mall area.

He indicated that the bulk of the questions raised have been answered after about 30 years of pretty much status quo. He pointed out that cooperation amongst and between the levels of government is unprecedented in this project, but the County, in response to a variety of circumstances, has taken the lead like no one ever expected. The Chairman (Jan Brewer), Supervisor Wilcox, David Smith, and the entire team have done an enormous amount of work and have been able to develop legitimate business answers to many, if not all, questions. ADOA has been working on key answers, and the County has been before the appropriate City Council subcommittees and kept the Mayor informed. The project has region-wide implications for human services, which is very positive.

Mr. Shultz stated that while Mr. Richert's alert that there are specific needs that St. Vincent's, Central Arizona Shelter Services, Incorporated (CASS), and other providers must meet, he trusts that the attitude of the City will be of a "can do" spirit and the approvals necessary to get this done will be facilitated. He anticipated that planning will be brought to a conclusion so ground can be legitimately broken for this gateway facility, which would be a new beginning for dealing with complex human services. He added that everyone has a huge job ahead for the next meeting, but it is worth doing.

Louisa Stark, Chair, Phoenix Consortium to End Homelessness, stated that the County answered some of the questions that were asked at the meeting the other night, which about 150 people attended, many from the community; however, many questions were not answered due to time constraints, so she has a list for Mr. Urban to take back to the County. She submitted that this time is different because, hopefully, neighborhoods will be involved. People are no longer thinking in terms of "not in my backyard," but realize that this is a community-wide problem that will take a whole community to resolve.

She indicated that once the center is built, many fear the rest will not happen and people from all over the valley will be sent downtown to obtain services. She said she runs a nonprofit housing corporation that houses homeless families in motels during the summer, and so far this summer, 121 families representing 550 people were housed, but very few were from the central Phoenix area. She suggested that before building a large downtown facility, there should be other campuses of the same type, perhaps smaller, in other parts of the community.

(Tape 1, Side B)

Ms. Stark submitted that follow-up services are also needed. A CASS representative said recidivism is up to 30 percent, which she attributes to the fact that there are no drug and alcohol treatment programs, programs for the SMI and people from the ADC, no affordable housing, or services in the community to support people once they are no longer homeless. She contended that a comprehensive regional approach is necessary. If it is just business as usual, everyone will be back 10 years from now talking about rebuilding another campus downtown.

Shannon Dubasik, Executive Director, Capitol Mall Association; Combined Communities Action Coalition, stated that it is exciting to have 15 to 16 neighborhood groups meet and ask what they can do about the homeless situation instead of how it can be kept out of their neighborhoods. At the meeting, the County and homeless service providers answered questions and about 150 people attended to ask questions about the service end, not just the building. She said she has some comments from the meeting and wishes to continue meeting with the County and homeless service providers to work toward a solution.

She related that the communities would like to see a plan that is comprehensive with additional sites purchased and services contracted to deal with housing, substance abuse, and the SMI population. There should be a minimum of five gateway campuses, not just one, with shelters and services in each county, city, and State district, which would require an individual plan for each district. The needs of homeless individuals should be considered. There should be a downtown Phoenix homeless system plan because downtown is the grandfather of homelessness, and it is a reality because of the nature of the size and responsibility taken in the past. There should be a plan to help that and make it effective. The plan should include long-term residential

care for substance abuse victims, supportive housing for the SMI population, development of an entry program, an SRO building program, identification of motels that can be used throughout many of the cities to provide additional room, transitional housing units for special needs populations, and a permanent affordable housing target needs to be set in each district.

Ms. Dubasik concluded by stating that homelessness is a community-wide, social, political, and economic problem, and the communities demonstrate a willingness to work as a partner in looking toward the solution with plans that would deal with the situation holistically. She requested that the downtown campus be re-evaluated and reconsidered so all of the elements mentioned can be examined and solutions mapped out in order to do the best for everyone.

Donna Neill, Director, NAILem, testified that she sent an e-mail out on the web site asking for feedback on the concept of the campus and was astonished to find that people are willing to help. She said she operates a 171-apartment complex in the most populated square mile with over 10,000 residents, but it is all too much for one area to almost bear. Nobody can survive when everything comes to one place. She stated that communities are becoming more sophisticated and understand problems and situations. The homeless in her community are a great burden, but there is no place for them to go, so it would be helpful if each district had something set up. Community members would like the campus to be an evaluation center with satellite places. Everyone is ready to do their part for society, the communities, and the health and well being of everyone, but one place, as beautiful as \$25 million can make it, will not survive anything.

John Saccoman, President, Capitol Mall Association, testified that he lives and works in the Capitol Mall area. He agreed that residents are willing to do their share if the campus would truly be a gateway where triage would occur with other services provided elsewhere. He said he is concerned that after spending \$25 million on this one location, the energy and effort shown by the County now will taper off and nothing else will happen. Currently, the problem is very visible, which is why so many people are talking about addressing the issue, but if a \$25 million bandage covers up the problem, he is concerned that it will fester. He said he would like some assurance that a long-term, permanent solution would happen, but he perceives the center as a quick fix that is mainly cosmetic, and not only will it not do the job in the long-term, it will not do the job in the short-term.

Julian Sodari, representing himself, remarked that as a resident of the neighborhood just south of the emergency shelter, he is very much involved with the everyday process of the homeless. After they are fed, they congregate in the community just south of the shelter. He submitted that the homeless have health problems, mental problems, drug and alcohol problems, and spending \$25 million on a facility that will service the same amount of people and not take care of the base problems first is a waste of money. He related that a few days ago, a gentleman who was "drunk as a skunk" walked into his yard, and if his wife had been there by herself, she would have been very scared. The gentleman was a homeless person who would not go away, so he called the police. He submitted that things like that need to be taken care of before money is spent on this facility.

Chairman Knapp surmised that those in favor of the campus believe it is the best that can be done because nothing else has happened, but those opposed want assurance that it is truly a gateway and not just an ending place. He suggested focusing on those issues at the next meeting, which may alleviate many concerns.

He indicated that the next meeting will be held on September 19, 2001 at 3:30 p.m.

Without objection, the meeting adjourned at 4:45 p.m.

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Linda Taylor, Committee Secretary  
August 21, 2001

(Original minutes, attachment, and tape are on file in the Office of the Chief Clerk.)

# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE: Wednesday September 19, 2001**

**TIME: 3:30 p.m.**

**PLACE: House Hearing Room 3**

### **AGENDA**

1. Call to order
2. Update of Gateway Campus by Maricopa County Human Services
3. Public testimony regarding Gateway Campus
4. Adopt a position stating Mall Commission's position on Gateway Campus in the Mall area
5. Public testimony on other matters
6. Adjourn

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
Joy Rich  
David Richert  
Polly Rosenbaum

d  
9/13/01

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ARIZONA STATE LEGISLATURE  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

Minutes of Meeting  
Wednesday, September 19, 2001  
House Hearing Room 3 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:32 p.m. and attendance was noted by the secretary.

**Members Present**

Senator Tom Smith  
Leroy Brady  
Elliott Hibbs  
Norman Hintz  
Donald P. Keith, Jr.

Representative Roberta Voss  
Joy Rich  
David Richert  
Tom Knapp, Chairman

**Members Absent**

John Clements  
William McMullen

Polly Rosenbaum

**Speakers Present**

Larry Chesley, House Majority Research Analyst, Military, Veteran Affairs & Aviation  
Committee/Native American Affairs Committee  
Jan Brewer, Supervisor/Chairman, Maricopa County Board of Supervisors  
Mary Rose Wilcox, County Supervisor, Maricopa County  
Rich Marshall, Director, Human Services Department, Maricopa County  
David Smith, County Administrative Officer, Maricopa County  
Steve Zabilski, Executive Director, St. Vincent De Paul  
Terry Davis, Executive Director/Chief Executive Officer, Phoenix Revitalization Corporation  
Monsignor Edward Ryle, Lobbyist, representing Diocese of Phoenix  
Louisa Stark, Executive Director, Community Housing Partnership (CHP); Member, Continuum  
of Care Committee/Combined Community Action Coalition  
(Chairman Knapp recognized persons who did not speak, pages 5, 6, and 7)  
J. Grace Ellis, representing Woodland Historic District; Capitol Weed & Seed Coalition  
Jeff Taylor, Director, The Grace Place  
Shannon Dubasik, representing Capitol Mall Association  
David M. Smith, Substance Abuse Counselor, Health Care for the Homeless Clinic  
Doug Lingner, Councilman, Phoenix City Council

Martin Shultz, Lobbyist, representing Phoenix Community Alliance (PCA)

Larry Chesley, House Majority Research Analyst, Military, Veteran Affairs & Aviation Committee/Native American Affairs Committee, advised the Members that the Arizona Department of Administration (DOA) will conduct a hard hat walkthrough of the Arizona Department of Environmental Quality (DEQ) and DOA buildings under construction on Thursday, October 4, 2001, at 3:00 p.m. Participants will meet at the DEQ building. He reported on the following items.

- Dr. Frank Scarpetti, Chief Executive Officer, East Valley Addiction Council, was asked to attend the meeting as an expert on alcohol and drug abuse treatment.
- He was unable to obtain information about housing from the United States Department of Housing and Urban Development (HUD).
- The City of Phoenix has bond funds over a four-year period, but not a lump sum up-front.

Mr. Chesley added that a law was passed last year allowing any Member of the Commission who is over 100 years old to vote by phone, proxy, etc., therefore, Mrs. Rosenbaum submitted a proxy vote on the proposed Gateway Campus.

#### **Update of Gateway Campus by Maricopa County**

Jan Brewer, Supervisor/Chairman, Maricopa County Board of Supervisors, testified that the County is working on integrating existing local providers in the downtown area in one location to provide services to the homeless in a more efficient and cost effective manner, which will benefit local neighborhoods. The proposed Gateway Campus will not solve the countywide problem of homelessness, but it is a sensible and necessary first step that recognizes that the current system of services is much too inefficient and in need of new buildings and facilities. She read an excerpt from an editorial in The Arizona Republic on September 18, 2001 encouraging the concept (Attachment 1). She asked the Members of the Commission to help the County move forward with this vital first step by approving the newly proposed homeless assistance center.

Mary Rose Wilcox, County Supervisor, Maricopa County, indicated that in August 2001, she advised the Commission of plans for a well-designed campus as part of a larger continuum of care to reduce the impact of homelessness in the Madison Street area. She noted that a Maricopa Association of Governments (MAG) Continuum of Care Committee was established more than two years ago, which is cochaired by Justice Frank Gordon and Supervisor Brewer. The Committee is composed of representatives of cities, towns, nonprofit organizations, and interested citizens with a stake in homeless issues. The Planning Subcommittee of the Continuum of Care Committee worked diligently to allocate Stewart B. McKinney funds provided to the Valley for homeless needs and developed a plan using best practices from throughout the United States. On September 17, 2001, the Planning Subcommittee voted in a consensus vote to move forward with the concept of the Gateway Campus.

She related that in all of the best practices under study, the campus is an integral part as the intake portion of the continuum of care where people are referred to other sources throughout communities. The Gateway Campus is not meant to provide the only services for the homeless, but is planned as part of the continuum of care. She anticipated that the Gateway Campus

concept will be adopted by the full Continuum of Care Committee on September 28, 2001. She added that work will continue to attempt to address and alleviate issues that cause homelessness, short and long-term needs for treating homelessness, and transitional and permanent housing for the homeless.

Supervisor Wilcox assured the Commission that if the Gateway Campus moves forward, the County will work with neighborhoods to guarantee the safety and security of residents and provide aesthetically pleasing facilities to improve the overall appearance and perception of the neighborhood. More importantly, services will be provided, not only to the homeless and poor, but the entire neighborhood and larger community in which the Gateway Campus is located. She noted that a good neighborhood document is being developed, and a neighborhood representative will be included in any governing board that is created.

Rich Marshall, Director, Human Services Department, and David Smith, County Administrative Officer, Maricopa County, gave a Powerpoint presentation on Development of A Human Service/Homeless Assistance Center (Attachment 2). The Members were provided with a Preliminary Site Plan for the Proposed Homeless Assistance Center (Attachment 3)

Steve Zabalski, Executive Director, St. Vincent De Paul, related that there is a misperception that St. Vincent's concentrates services in and around the downtown area, which is probably due to the media showing lines of people waiting for a turkey dinner at the dining room downtown around Thanksgiving and Christmas. He provided the following information:

- St. Vincent's serves over 3,000 meals per day, but the vast majority are not served downtown.
- St. Vincent thrift stores, which are located all over the State, provided \$1 million of free merchandise to individuals last year.
- St. Vincent's operates a transient aid conference for individuals who reside in Phoenix for a short period of time, but wish to return to their place of origin. If someone has a job opportunity and is able to live with a family member, a bus ticket, gasoline voucher, or sometimes, airplane transportation is provided for return to an environment with an opportunity to become more successful.
- St. Vincent's operates a medical and dental clinic for the working poor that serves people throughout Maricopa County.
- The homeless are provided with showers, counseling, haircuts, toiletries, work boots, help in obtaining jobs, and referral services throughout Maricopa County.
- Last year, more than 300,000 food boxes were provided, mostly in areas other than downtown.
- Rent and utilities are paid for people in temporary crisis situations, i.e. loss of a job, an unexpected medical bill, etc. More than \$1 million in those services was provided last year.

Mr. Zabalski noted that St. Vincent's also provides opportunities for others to be of service. Last year, 5,000 or 6,000 volunteers offered their time and talents. One of the places volunteers are relied upon is the dining room at 9<sup>th</sup> Avenue & Madison, but the facility simply needs to be replaced. It is old and was never meant to be a dining room. People line up outside and there is no room to provide counseling. The organization is often criticized for perpetuating the existing problem because nothing more than a meal is provided. Consequently, several years ago, plans began for construction of a new dining room, and a permit was obtained from the City of Phoenix. About that time, the County began the Gateway Campus effort, which he believes has



potential, especially since there is a desire to improve the facility's appearance and quality of services.

Mr. Zabalski stated that if the Gateway Campus is not approved, he plans to return to the Commission for approval to build a facility at 9<sup>th</sup> Avenue and Madison, and if approval cannot be obtained, St. Vincent's will continue to operate as it is presently does. He opined that the Gateway Campus would be good for the community, as well as those who are less fortunate; therefore, he does not know why anyone would not want to move forward when the public sector, private sector, and so many nonprofit organizations are working together for the first time.

(Tape 1, Side B)

A short video was shown regarding the concept of the Gateway Campus and a comprehensive approach that has been very successful in San Diego, California.

Supervisor Brewer stated that she has been an elected politician for 19 years. She began in the House under the leadership of Frank Kelly, for whom the Capitol Mall was an especially important project. As she moved on to the Senate and the County, the issue of homelessness grew and grew. She submitted that the Maricopa County government, the private sector, and providers are all on one page, and this is an opportunity for the Commission to make a difference for the Capitol Mall, residents, and the community. As the regional government, the County will bring people and other governments together. She implored the Members to give a positive vote on the Gateway Campus proposal.

### **Public Testimony**

Chairman Knapp submitted letters for the record from the following sources:

- Combined Communities Action Coalition with an undetermined position on the Gateway Campus (Attachment 4).
- Ruth and Les Harlan in opposition to the Gateway Campus (Attachment 5).

Terry Davis, Executive Director/Chief Executive Officer, Phoenix Revitalization Corporation, stated that the Corporation members do not object to a homeless facility as described; however, a vote at this time is somewhat premature because of unanswered questions such as:

- Specifics of the operating plan, i.e. governance, the possibility of more services in addition to existing services, length of stay, etc.
- The site plan is drafted conceptually, but there is still a question of land ownership and zoning from the City of Phoenix, etc.
- The cost of the total plan is not known and the exact sources of funding are not clear.
- It is uncertain how the budgets in place for existing organizations will be involved in ongoing operating costs or who will operate the campus.

Monsignor Edward Ryle, Lobbyist, Diocese of Phoenix, testified that he attended the groundbreaking for Central Arizona Shelter Services, Incorporated (CASS) 16 years ago when people had wonderful visions of what would happen. He has been involved in meetings since

that time about doing a better job and having a better campus, but nothing has happened. He noted that the Commission heard about the shape the buildings are in, the fact that the faith-based community is willing to raise money to improve services and build new facilities, and the County is making a major commitment. He opined that this opportunity should be taken rather than waiting another 16 years for him to return pleading that something must finally be done about the situation.

Louisa Stark, Executive Director, Community Housing Partnership (CHP); Member, Continuum of Care Committee/Combined Community Action Coalition, indicated that better facilities are needed in the central city area. She said she lives in a neighborhood about nine blocks north of the Capitol Mall that has been impacted somewhat by homelessness, and 16 years ago, the neighborhood was convinced that many other services would be provided around the valley, but nothing has happened. As a result, unfortunately, CASS has become the central attraction for services.

Ms. Stark related that most residents would like to see new services and facilities downtown, but as part of a regional continuum of care. There should be shelters and other services throughout the Valley to complement what goes on at CASS, as well as a depth of services, such as affordable housing, long-term substance abuse programs, mental health programs, etc., so people can truly integrate into the community. She suggested waiting about six months in order to develop a more regionalized perspective on what services are needed, especially emergency services.

Chairman Knapp noted that Molly Buchanan, representing herself, is in favor of the Gateway Campus.

J. Grace Ellis, representing Woodland Historic District; Capitol Weed & Seed Coalition, stated that she lives in the Capitol Mall area. She related that she is not against homeless people or taking care of people in the neighborhood, but a continuum of care is needed. Smaller facilities scattered around the Valley would be humane, not only for people using the shelters, but the people who work with them. She endorsed the idea of providing all homeless services under one roof, but for maybe 100 people. She asked the Commission to give the proposal a bit more consideration, take time to do this right, and be humane.

Chairman Knapp noted that the following persons are in favor of the Gateway Campus, but do not wish to speak:

Annette Stein, representing herself  
Darcy Bucholz, representing herself  
Chris Pinuelas, representing herself  
Kevin Tyne, representing himself

Jeff Taylor, Director, The Grace Place, testified that he was a homeless person in the downtown area who committed crimes and took drugs, but he was afforded the opportunity of recovery. He was sent to the County jail several times and ultimately released to the Salvation Army Harbor Light facility where he completed a long-term residential drug treatment program, remained for transition (which is extremely important), and returned to school. He became the head teacher in

the first Arizona Department of Economic Security's (DES) licensed day care for children of drug addicted and homeless parents.

Mr. Taylor explained that drug treatment should not be provided on the Gateway Campus because people in treatment would be mixed with people who are being assessed, and drugs would pass. Secondly, an effective treatment program should include long-term residential treatment, long-term transition, and an opportunity for clients to begin the day in chapel. He submitted that the solution is to assess the needs of the homeless population at the Gateway Campus, of which probably more than half will need long-term residential drug treatment, and perceived his organization as part of the solution in offering that treatment. He asked the Members to consider the fact that he is standing before them when he used to live in a field and was of no use to himself or others. He was given the opportunity for appropriate recovery, and as a result, his son will not be a ward of the State and will never see his father under the influence; therefore, he strongly supports the Gateway Campus.

Chairman Knapp noted that Don Chapman, Board of Directors, Capitol Mall Association, is opposed to the Campus.

Shannon Dubasik, Capitol Mall Association, indicated that she realizes homeless people are located throughout Maricopa County, but about 400 are located in and around Madison Street. Residents of the community are concerned that history may repeat itself because promises that were made in the past were not kept for a variety of reasons. She stated that while there are some good concepts identified for the Gateway Campus, there is nothing in place to prevent the City of Phoenix/Madison Street from continuing to be the sole service provider location; therefore, a yes vote is premature at this time. She added that she is willing to work with the Continuum of Care policymakers on plans, programs, and facilities to address homelessness in communities positively.

Chairman Knapp noted that Terri Leija, representing herself, is in favor of the Gateway Campus.

David M. Smith, Substance Abuse Counselor, representing Health Care for the Homeless Clinic, stated that he was a homeless person on the streets of Phoenix. He remarked that the downtown neighborhood has borne the brunt of homelessness for a long time; however, that is where services are currently provided and appears to be where services can be consolidated since it sounds like service providers are not going to move. If that is the case, he is not sure anyone can afford to miss this opportunity presented by the County to provide all of the services in a decent location and begin anew. He empathized with those who do not want the Gateway Campus in their neighborhood, but pointed out that substance abuse is rampant throughout the county, State and nation. Unfortunately, a week ago, the country was attacked in an act of terrorism; however, this country has been under attack for decades from concerns making billions of dollars from the misery of drug addiction. He opined that as a chemical dependency counselor for 13 years, the Gateway Campus offers an opportunity to funnel individuals toward facilities that will eventually be built.

Chairman Knapp noted that Bramley Paulin, Property Owner; Member, Capitol Mall Association, is opposed to the Gateway Campus.

Chairman Knapp noted that Julie Evans, Social Services Manager, Health Care for the Homeless Clinic, is in favor of the Gateway Campus.

Doug Lingner, Councilman, City of Phoenix, stated that the City is supportive of this concept, but has taken some action on its own. On March 21, 2001, the Housing and Neighborhoods Subcommittee, which he chairs, passed a resolution that was forwarded to the Phoenix City Council and passed unanimously. He related the contents of the resolution:

- The City of Phoenix agrees to continue to participate with the local government, State, and business community in a regional continuum of care in which all levels of government and the private sector share responsibility for housing and services for the homeless and low-income residents.
- Support the maintenance of CASS at its current location with improvements and enhancements, which may be achieved through the development of a campus that includes an appropriate array of housing and services at the current CASS site.
- Participate with other partners in a regional continuum of care process to ensure that physical structure and programmatic operation of a campus effectively aid in the transition of CASS residents to permanent housing.
- Utilize 2001 bond funding to support the development of a 200-bed emergency shelter outside the downtown area, which is consistent with previous City Council policies to support regional solutions to homelessness. The development of compatible shelter facilities outside the City of Phoenix are encouraged and expected.
- Support and promote State legislation for increased funding for 1) alcohol and drug abuse treatment, support for people with serious mental illness, and general mental health treatment; 2) pre-release services and community support for people released from the criminal justice system; and 3) affordable housing for special needs populations, including elderly, disabled, large families, and homeless people.
- Encourage the development of affordable housing for low-income and homeless people.
- Continue to provide homeless prevention services and support increased funding for housing for services for victims of domestic violence.
- The City of Phoenix recognizes the constitutional rights of all people, including those who are homeless.

Councilman Lingner stated that people who testified against the proposed facility did not appear to be adamantly opposed, but asked many questions, as did the City. He noted that Supervisor Brewer listed some of the partners in her closing statement, but did not include the City, which might be because City representatives have many questions. He noted that the site plan is appropriately named a preliminary site plan, pointing out that the only property the County currently controls is located west of 12<sup>th</sup> Avenue north of Jackson Street. He added that if the Commission supports the County's request, he would advocate at the Council level for funding for operational costs and some operational issues, if the County chooses to expand the concept, as long as some of the questions and issues raised are addressed.

Martin Shultz, Phoenix Community Alliance (PCA), perceived Councilman Lingner's comments as encouraging and surmised that if the Commission approves the Gateway Campus, the City would work through some of the questions that have not been answered satisfactorily. He said as one of the individuals from the private sector at Councilman Lingner's Subcommittee at the time the resolution was passed, he talked about regional aspects of the project, and the continuum of

care has been described and what is being done about the regional aspects. He noted that Mr. Taylor described a gateway, i.e. an intake center and how it would work from the perspective of a person with expertise, not only in service, but who has gone through the process.

Mr. Shultz surmised that Councilman Lingner said the City is interested in participating in ongoing funding, which is very good. He pointed out that Mr. Smith from the County can tell the Commission that there is a plan for funding involving the private sector and certain agencies will contribute to development of their locations. As far as the 2001 bond funding is concerned, Mr. Shultz said he read the document and believes the City has some flexibility with regard to how the money is used, which he talked to the City Manager about; however, it would be a decision for the City to determine after approval by the Commission.

He stated that Councilman Lingner expressed, as did others, a concern about dealing more effectively with the seriously mentally ill (SMI), drug and alcohol addiction, and pre-release from Maricopa County prison or the Arizona Department of Corrections (ADC), and the bottom line is that those three populations are being addressed very aggressively. He added that the PCA has gone through this process with the County and other jurisdictions, and the business community in Arizona supports a positive vote for the Gateway Campus.

#### **Discussion/Adopting a Position on Gateway Campus in the Capitol Mall Area**

Chairman Knapp stated that he encouraged early action because the Gateway Campus is in the concept stage and the Commission's approval is needed as planning leaders.

(Tape 2, Side A)

Mr. Hintz asked if the design would have to be approved later if the Commission approves the current request. Chairman Knapp responded that he expects that the Commission would need to approve the design.

Ms. Rich remarked that she is a County employee who has had to become very educated on this issue. This is the third time it has been before the Committee, and at first there were more questions than answers, but now, many of the questions have been answered. She said she understands the neighborhoods want guarantees and commitments, but the plan is still at the concept level. She endorsed the idea of a neighborhood contract and including a neighborhood person on the board of the governing body. She speculated that no one from the County believes this project is ready to go today, but recognizes that there is still much work ahead.

**Ms. Rich moved, seconded by Mr. Keuth, that the Legislative Governmental Mall Commission support locating a Gateway Campus for social services on a site generally south of Madison and Jackson Streets and between 9<sup>th</sup> and 13<sup>th</sup> Avenues.**

Mr. Hibbs indicated that as part of any action taken by the Commission, he would like to see a commitment to continue efforts to develop a more comprehensive solution even after the Gateway Campus is developed.

Senator Smith indicated that much enthusiasm has been shown about the plan and many people coordinated efforts to get the concept started. He indicated that something should be done so another group does not have to begin working on this issue in another 16 years.

Mr. Richert agreed that something needs to be done and expressed appreciation for Councilman Lingner's comments. He indicated that he would like to add some items to the motion, which he proceeded to read (Attachment 6).

Ms. Rich stated that Mr. Richert is asking for a funding scheme that people have not been consulted about and a commitment of money on the part of the State. She added that many of the items should have been discussed/negotiated prior to the meeting.

Mr. Hibbs indicated that the fifth bulleted item begins to address the commitment he requested, but many of the items require much more discussion of the merits individually. He said he does not believe the Commission or the two legislative Members could commit the State to funding. He pointed out that the State already provides an amount of funding to the providers through various programs.

Mr. Hintz commented that much work still remains to be done. He opined that the County's plan to develop a good neighbor agreement addresses a number of the issues, but the Commission cannot make funding commitments. He stated that he has been working on the issue of homelessness with the PCA for the last eight years, and initially, nobody wanted to talk about it, but over the last few years the Continuum of Care Committee brought stakeholders throughout the region together. He noted that a commitment has been made to develop plans on a regional basis. He added that it is time to move on and allow the process to continue so stakeholders can work through questions and issues, recognizing that there is a long way to go.

Mr. Richert stated that since he will probably have to regulate much of the activity on behalf of the City, he should probably abstain from voting.

Supervisor Brewer called a point of order and remarked that as long as Mr. Richert participated in the process, he cannot abstain from voting.

Chairman Knapp said he does not know if Supervisor Brewer is correct, but if there is a dispute afterward, it will be thoroughly researched by Mike Braun, Director, Legislative Council. He added that he is impressed with the public-private partnership and the faith-based cooperative effort, as well as the comprehensive approach and research of best practices. He is concerned that this may not be the most appropriate location, but he believes the probable outcome is worthy of the risk.

Mr. Richert commented that if it is important to Supervisor Brewer for him to vote, he will vote.

**Mr. Hibbs moved, seconded by Mr. Keuth, that Ms. Rich's motion be amended by adding the following language: This motion is made with the understanding that there is a commitment by all parties to continue efforts to develop a more comprehensive solution and that among the issues to be addressed by this solution would be to develop and implement strategies to**

**get homeless with significant mental health and substance abuse problems off the streets and into appropriate treatment programs.**

Ms. Rich expressed support for the amendment.

Mr. Hintz related a concern with committing "all parties." Mr. Hibbs said he believes the private sector, Maricopa County, the State, the City of Phoenix, and neighborhoods were mentioned. He does not know a better way to describe those involved, but Mr. Hintz is welcome to include those individually. Mr. Hintz responded that as long as there is a common understanding that those who participated up to this point will be involved, he supports the amendment.

**Question was called on the amendment. The motion carried by a vote of 6 ayes and 1 nay.**

**Question was called on the motion as amended. The motion carried by a vote of 6 ayes and 2 nays (proxy vote submitted by Mrs. Rosenbaum, Attachment 8).**

Without objection, the meeting adjourned at 5:30 p.m.

---

Linda Taylor, Committee Secretary  
October 3, 2001

(Original minutes, attachments, and tapes are on file in the Office of the Chief Clerk.)

Proxy Vote of Polly Rosenbaum

Legislative Governmental Mall Commission  
Meeting - September 19, 2001

Gateway Campus

I have been lobbied at length by many different factions on this issue.

I have reservations about the location, and I am therefore a "NO" vote.

I am sure you have sufficient votes for it's passage. I shall accept whatever decision is reached, and shall continue to work with you for the betterment of the Capital Mall.

PR/sl

Mr. Faux  
Chesley  
for  
Polly Rosenbaum  
Proxy Vote for  
today's Meeting  
Governmental  
Mall -  
Regarding  
Gateway Campus  
Gandy  
Kernochian  
9/19/01 8:00



# **ARIZONA STATE LEGISLATURE**

**Open to the Public**

## **LEGISLATIVE GOVERNMENTAL MALL COMMISSION**

**DATE: Wednesday, October 17, 2001**

**TIME: 3:30 p.m.**

**PLACE: House Hearing Room 1**

### **AGENDA**

1. Call to order
2. What should the Commission be doing to promote our Common Master Plan? (goal 1)
3. What should the Commission be doing to support ADOA's Building Renewal Plan? (goal 3)
4. What should the Commission be doing, if anything, in the land acquisition? (goal 4)
5. What should the Commission be doing to promote infrastructure and site improvements in the Mall area? (goal 5)
6. How involved should the Commission be in planning infrastructure and site improvements?
7. Public testimony on other matters
8. Adjourn

### **MEMBERS:**

Tom Knapp, Chair  
Representative Roberta Voss  
Senator Tom Smith  
Leroy Brady  
John Clements  
William McMullen

Elliott Hibbs  
Norman Hintz  
Donald P. Keuth, Jr.  
Joy Rich  
David Richert  
Polly Rosenbaum

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10/9/01

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ARIZONA HOUSE OF REPRESENTATIVES  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL  
MALL COMMISSION**

Minutes of Meeting  
Wednesday, October 17, 2001  
House Hearing Room 1 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:40 p.m. and attendance was noted by the secretary.

**Members Present**

Tom Knapp, Chairman	William McMullen	Donald P. Keuth, Jr.
Senator Tom Smith	Elliott Hibbs	David Richert
Representative Roberta Voss	Norman Hintz	

**Members Absent**

Leroy Brady	Joy Rich
John Clements	Polly Rosenbaum (excused)

**Speakers Present**

Larry Chesley, Majority Research Analyst  
Roger Berna, Planning Manager, Arizona Department of Administration (ADOA)  
Tim Brand, Arizona Department of Administration (ADOA)

**DISCUSSION:**

Chairman Knapp reminded members that the Commission reviewed priorities three months ago in order to create a Master Plan. Discussions were put on hold because of the Gateway campus, along with some other issues. He said he thinks it is a good idea to review the top five goals to see whether they are still germane.

Goal 1: What should the Commission be doing to promote our Common Master Plan?

Chairman Knapp related that members agreed that the Commission wanted to be proactive. He said he wants to find out whether the Commission's goal is to try to look at that. One issue with the Gateway campus is that it affects the ADOA 30-year plan and butts up against the 20-year plan. He queried whether that affects the Commission's master plan or whether it should be left up to ADOA. Transitional housing and mixed use was also discussed, as was infrastructure development, and the possibility of creating various nodes around the capital mall area. He

stated that it is overwhelming if this issue is looked at globally. If members focus on one thing, there might be the opportunity to succeed.

Senator Smith opined that most of the time when a master plan is developed and put in a book, it is never seen again. He believes that a master plan should be reviewed on an annual basis. If anything happens, the plan can be modified. He recommended that the Commission focus on the master plan and amend it as the Commission goes along.

Chairman Knapp reminded members that ADOA has a master plan. He noted that the Commission has coordinated with Roger Berna and Tim Brand in the past and is in sync with ADOA's plan. The common goal is to make sure that the county, state and city plans are taken into consideration and then determine what the Commission wants to try to promote. He pointed out the County Forensic Science Center and the influence that the Plaza de Maricopa will create.

Mr. Hibbs said the long-range plan is to continue to monitor that. He related that at the appropriate time, ADOA will be reporting to the Commission that it intends to acquire that land.

Chairman Knapp said he would take it upon himself to update the Project Major Influences plan which identifies the Plaza de Maricopa even though it's not within the scope because it is a major influence. He advised that the Health Campus has much further definition now and could be added to the map.

Mr. Richert noted that there have been some discussions at the city level about development; however, there is no money available. He said that members need to keep looking at the plan to see how to do it better.

Chairman Knapp agreed with Mr. Rickert's position. He said there are a lot of variables to take into account. There is still a lot of property that is not state property within the area. He wondered if the Commission wants to be involved

Mr. Hibbs said he does not believe there is a need to promote the master plan at this time. All of the projects that have been planned are being initiated. There are five new buildings under construction or planned to be built in the next five years. He stated that ADOA is not ready to proceed with further steps at this time. He said the role of this group at this time is to monitor the projects to assure that things are moving as expected.

Mr. Keuth concurred with Mr. Hibbs's comments. He said he believes the Commission should also monitor other outside influences to determine whether they are consistent with the plan, such as retail nodes, to see whether they are being earmarked for the right place.

Chairman Knapp said his aim is to try to determine what the members want to do, whether it is to try to promote things, such as retail nodes, or take the current information and update the map.

Lucky Chesley, Majority Research Analyst, asked Mr. Hibbs if ADOA does not want help in trying to purchase land that does not belong to the state or the county. Mr. Hibbs replied that ADOA is not in a position to take the next step in acquisition. He said ADOA will continue to monitor and, when appropriate, will advise the Commission of any plan to acquire the land.

Chairman Knapp said he will update the "Projects/Major Influences" chart, putting the Gateway campus in as a potential project. In addition, the Health campus can be added to the map.

Mr. Hibbs queried whether the Health labs and Library Archives Center will be coming to this group within a year. Chairman Knapp pointed out on the map where they are situated.

Mr. Rickert mentioned that he is particularly interested in work/house housing. He asked whether the Commission should look into providing housing for state employees. Another area to be considered is building parking structures.

Mr. Hibbs advised that getting the Legislature to accept having private enterprises in them has always been difficult. He believes a lot of education needs to be done on mixed use of buildings, and he believes the private sector would have more of an impact on the Legislature.

Chairman Knapp asked whether the Commission wants to be proactive on this issue and begin a dialog with Legislators. He said he thinks this is a natural next choice for the Commission.

Mr. Hibbs said that ADOA would definitely want to take a look at what would be promoted. He said ADOA is open to discussion.

Mr. Hintz asked what the basis was for the 10-20-30 year proposal to expand the mall west of 19<sup>th</sup> Avenue. Mr. Brand replied that it was based on historic growth of state government in the Phoenix area and how growth would affect expansion.

Chairman Knapp said he senses that the feeling is to simply update the plan with current influences and have discussions with private developers on housing and parking.. He said he does not believe it is the Commission's role to develop and promote a specific plan, rather to just encourage such a plan and present it to the Legislature.

Goal #2: What should the Commission be doing to support ADOA's Building Renewal Plan?

Chairman Knapp stated that it was agreed by members to undertake this issue before the budget process. He thinks now is the time to set this up before next year's budget.

Mr. Hibbs said he believes everyone understands the problem with building renewal. The problem is that ADOA does not get the money to maintain existing buildings because building renewal ranks low on the list of priorities. He advised that he and Senator Smith participated in a group on the subject of building renewal formulas. There was discussion on ways to assure that money would be set aside for building renewal. He related that there is a formula for agencies to pay rent to cover repairs; however, in hard times, rent is forgiven. Money goes into the Capital Outlay Stabilization Fund and money for repairs is supposed to come out of the fund. He said that over the years, the Legislature has used the money for other purposes. He said he believes it is necessary to bring the Legislator's attention to the deterioration of buildings. He said he is supportive of members talking to Legislators about the need to maintain these buildings. He urged this Commission to do that.

Senator Smith disclosed that last year both Chairmen of the Appropriations Committee agreed to including building renewal in the budget; however, it got lost in the process. When looking at priorities, building renewal funds are a low priority. There is no constituency to fight for funds. He hoped that when revenue increases, this Commission will again try to educate the Legislature on the importance of appropriating funds for building renewal.

Chairman Knapp inquired whether this Commission should not be that constituency since it affects the viability of the Commission's planning area.

Senator Smith concurred.

Chairman Knapp asked Mr. Hibbs to help provide the tools to promote this. He said leadership and information is needed.

Mr. Keuth advised that the alliance looked at the state of disrepair of buildings seven years ago. He expressed the need for people come down and advise the Legislature of the necessity to address this problem. In addition, in order to carry out the master plan, the Legislature needs to be apprised of the need to purchase land now.

Mr. McMullen asked whether there is a formula where money would come from occupiers of buildings to help provide maintenance.

Mr. Hibbs repeated that agencies do pay rent, but in hard times, rent is forgiven. Over the years, the Legislature has used money in the Capital Outlay Stabilization Fund for other purposes. He commented that in addition to building renewal, support for added preventative maintenance programs should be added. He said it has been demonstrated that it is very beneficial and saves money.

Chairman Knapp commented that goals 2 and 3 could be grouped together. He asked whether it is the consensus to basically wait until the Commission gets its cue from Mr. Hibbs. He queried the need to meet if the Commission does not have an agenda, and said if there is nothing to propose, the next meeting will be cancelled.

Mr. Hintz said that since building renewal lacks a constituency, he recommended that a letter be sent to the Speaker of the House and the President of the Senate expressing this Commission's concern. The letter should include statements relating to the Commission's commitment to the Mall, taking care of this mall, that great facilities are on this mall, that new facilities are being added to this mall, and that they should be adequately taken care of. The way to do that is to maintain a commitment to adequately fund the building renewal formula.

**Mr. Hintz moved that the Chairman express the Commission's concerns in writing to the Speaker of the House and the President of the Senate imploring them to seek adequate funding for building renewal. Mr. McMullen seconded the motion.**

Chairman Knapp agreed to draft a letter. He submitted that the letter would be better received if signed by all members of the Commission.

**Mr. Hintz amended his motion to include that the letter be signed by all members. Mr. McMullen seconded the motion. The motion passed.**

Mr. Chesley remarked that it needs to be done before the 13<sup>th</sup> of November, otherwise there is no sense in doing it.

Senator Smith said he thinks the letter is an outstanding idea and should be followed up with a plan with something that is consistent. Additionally, periodic pressure should be put on leadership to keep this in their minds.

Chairman Knapp suggested that Senator Smith and Representative Voss keep members updated on this.

Senator Smith conveyed that the letter needs to go to the Legislature before the 13<sup>th</sup> because that is when the budget will be discussed. After the 13<sup>th</sup>, there is not much need for it until the end of December or early January. He said he will coordinate with Mr. Hibbs.

Goal #4: What should the Commission be doing, if anything, in the land acquisition?

Chairman Knapp divulged that he thought it would not be a good idea to approach the Legislature with more than one request. He said he believes that land acquisition should be put on hold. Members concurred.

Discussion ensued on lease-purchase and land acquisition.

Mr. Keuth asked whether there is a procedure to purchase land when it becomes available on the market and hold it until plans are made for its use.

Mr. Hibbs said there is no fund available to purchase land. ADOT must get legislative approval before it can acquire land.

Mr. Hintz asked whether the State Land Department could acquire land and hold it until DOA can purchase it. Mr. Hibbs explained that there are real restrictions on the acquisition of land. The State Land Department is restricted to using the State Trust for the benefit of education.

Mr. Richert said land could have been purchased or traded under Proposition 202. With the defeat of the proposition, those tools have been lost by the Department. He remarked that the Legislature could possibly look at this further instead of putting it to a vote of the people.

Goal 5: What should the Commission be doing to promote infrastructure and site improvements in the Mall area:

Goal 6: How involved should the Commission be in planning infrastructure and site improvements?

Chairman Knapp said goals 5 and 6 could go hand in hand. He reminded members one of the Commission's goals was to promote infrastructure and site improvements in the mall, such as landscape improvements, street lighting and sidewalks. He said there has been some

appropriations for those as part of building development. He asked what the Commission should be doing to support ADOA in attracting those funds, and what role should the Commission have with respect to involvement in the design of that infrastructure.

Mr. Hintz reiterated that at the last meeting, there was discussion about whether there should be an overall landscaping plan. He pointed out that the mall blends in with the neighborhood. The thinking is that when planning a landscape pallet, it should be unified.

Tim Brand, Arizona Department of Administration (ADOA), advised that guidelines are already in place for a landscape plan. He pointed out that they are general guidelines and not restrictive. He advised that last year, ADOT was given an appropriation to do street-scapes, etc., however, that is on hold at the present time. ADOT has to wait to see what the Legislature will do.

Chairman Knapp queried whether the Commission should be involved in the planning of infrastructure and site improvement.

Mr. Hibbs said he has not focused on the landscaping in the mall. There has been talk of uniformity but ADOT does not have the tools or resources to do a good job to maintain landscaping. He said it would be great to get into that at some period but ADOT has so many projects going on right now. He said he thinks there should be an overall landscape scheme.

Mr. Hintz commented that once a landscape master plan is developed, it will happen incrementally as new projects happen. He said it is integral to each major capital improvement plan. Hopefully there will be funds in the future to have the landscape all tied together.

Chairman Knapp questioned how involved the Commission should be if it is a Commission goal to have continuity, or should the Commission wait.

Roger Berna, Planning Manager, Arizona Department of Administration (ADOA), advised that as a project is done, a design theme is implemented. ADOA has attempted to put someone under a renewable contract where they could develop a master theme and get the connecting projects developed. The plan is very general.

Mr. Rickert submitted that the long-term plan should be looked at to see what the theme is and to determine what the ultimate characteristic of the theme will be.

Mr. Keuth agreed with Mr. Rickert. He said he does not see why this group should not look at this.

Senator Smith said he thought there could be basic guidelines without being too restrictive. He declared there should be a reviewing authority.

Chairman Knapp asked whether ADOA would consider a review by the Commission of landscape concepts to be meddling. Mr. Berna and Mr. Brown both replied in the negative.

**Mr. Rickert moved that this be brought to the Commission's attention at the appropriate time. Mr. Keuth seconded the motion. The motion passed.**

Mr. Hintz asked whether consideration should be given to adding the Governor to the letter requesting building renewal funds.

Senator Smith replied in the affirmative.

Mr. Hibbs pointed out that when repair problems occur, they are more expensive if monitoring is not done.

Senator Smith maintained that it is important not to be political on this issue.

**Senator Smith moved to adjourn. Mr. Keuth seconded the motion. The motion passed.**

Without objection, the meeting adjourned at 5:15 p.m.

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Joanne Bell, Committee Secretary  
November 6, 2001

(Original minutes and tape on file in the Chief Clerk's Office)